



Environmental Planning Commission

*Agenda Number: 02
Project Number: 1002132
Case #: 16EPC-40001, 40002, 40003
March 10, 2016*

Staff Report

Agent	Consensus Planning Inc.
Applicant	Paul Hedges / Guardian Storage
Request	Zone Map Amendment (Zone Change), Site Development Plan for Subdivision Amendment, Site Development for Building Permit
Legal Description	Tract A-1, plat of tracts A-1 and B-1 Village Center North Subdivision & Tract C, bulk land plat of Village Center North Subdivision
Location	On Unser Boulevard, between Summer Ridge Dr. and McMahon Blvd.
Size	Approximately 2.61 Acres
Existing Zoning	SU-1 for Mixed Use, C-1 & SU-1 for Mixed Use, O-1
Proposed Zoning	SU-1 for Mixed Uses for C-1, O-1 and Indoor Storage Uses

Staff Recommendation

APPROVAL of Case # 16EPC-40001 based on the Findings beginning on Page # 16, and subject to the Conditions of Approval beginning on Page # 21.

APPROVAL of Case # 16EPC-40002 based on the Findings beginning on Page # 22, and subject to the Conditions of Approval beginning on Page # 23.

APPROVAL of Case # 16EPC-40003 based on the Findings beginning on Page # 25, and subject to the Conditions of Approval beginning on Page # 26.

**Staff Planner
Vicente M. Quevedo**

Summary of Analysis

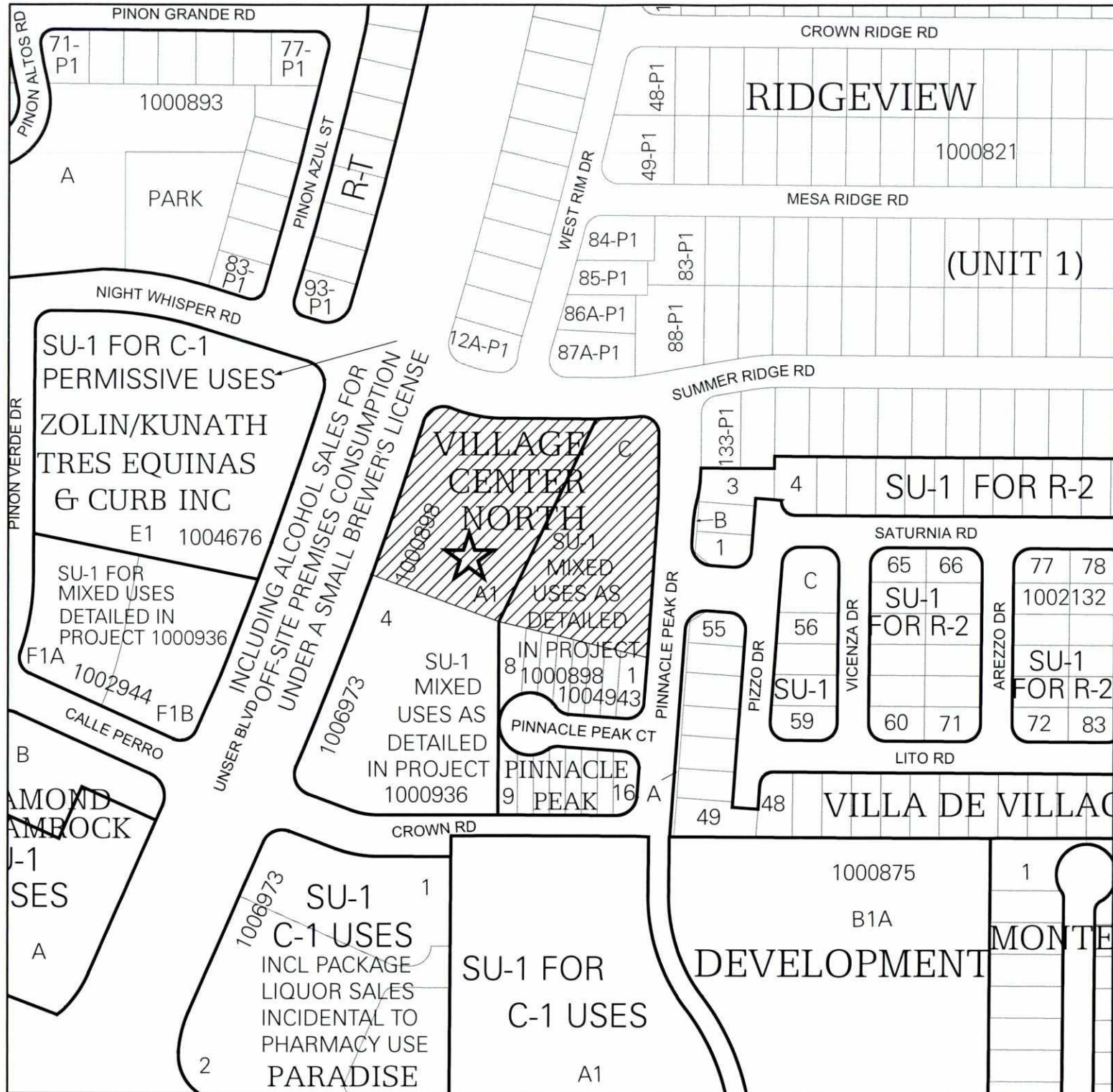
This is a three part request for a Zone Change from SU-1 for Mixed Use, C-1 & SU-1 for Mixed Use, O-1 to SU-1 for Mixed Uses for C-1, O-1 and Indoor Storage Uses, an Amendment to the Unser / McMahon Village Center North Site Development Plan for Subdivision to create a single 2.61 acre tract, and a Site Development Plan for Building Permit to develop a climate controlled, three-story indoor storage facility with retail shops and office spaces on Unser Blvd. between Summer Ridge Dr. & McMahon Blvd..

The subject site is located within the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan.

The applicant has justified the zone change per the requirements of R270-1980 and the proposed site development plans conform to the requirements of the governing plans and policies. Staff is recommending approval of the requests subject to conditions.



City Departments and other interested agencies reviewed this application from 02/01/2016 to 02/12/2016.
Agency comments used in the preparation of this report begin on Page # 28.



ZONING MAP

Note: Grey shading indicates County.



1 inch = 200 feet

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03/10/2016

Zone Map Page: A-11

Additional Case Numbers:
16EPC-40001, 40002 & 40003



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

AGRI Agriculture
 COMM Commercial - Retail
 CMSV Commercial - Service
 DRNG Drainage
 MFG Manufacturing
 MULT Multi-Family or Group Home
 PARK Park, Recreation, or Open Space
 PRKG Parking
 PUBF Public Facility
 SF Single Family
 TRAN Transportation Facility
 VAC Vacant Land or Abandoned Buildings
 WH Warehousing & Storage

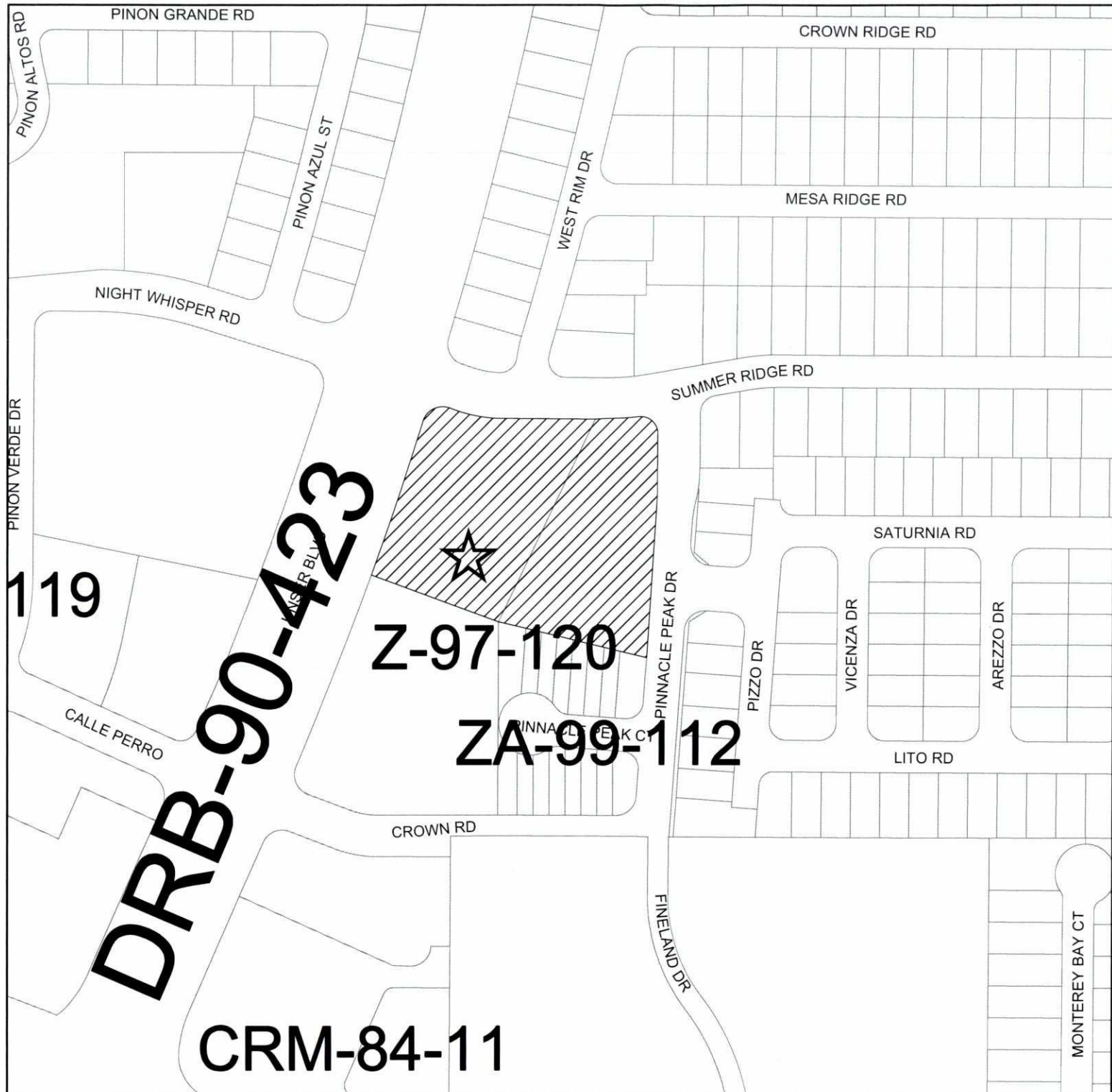


1 inch = 200 feet

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HISTORY MAP

Note: Grey shading
indicates County.

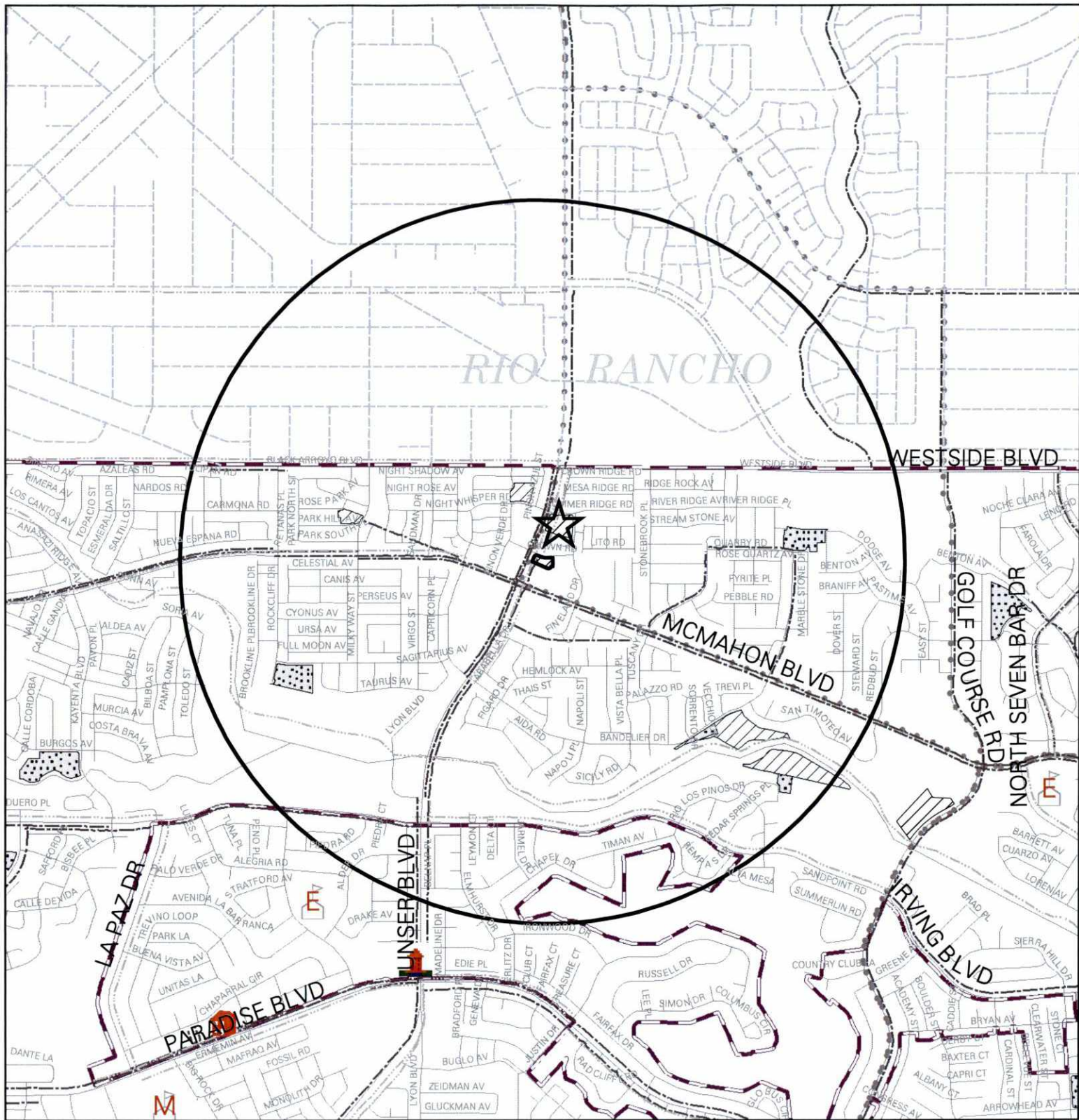


1 inch = 200 feet

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Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------------------|--------------------------|-----------------------------|
| COMMUNITY CENTER | FIRE | APS Schools | Landfill Buffer (1000 feet) |
| MULTI-SERVICE CENTER | POLICE | ABQ Ride Routes | Landfills designated by EHD |
| SENIOR CENTER | SHERIFF | ABQ Bike Facilities | Developed County Park |
| LIBRARY | SOLID WASTE | Proposed Bike Facilities | Undeveloped County Park |
| MUSEUM | Albuquerque City Limits | | Developed City Park |
| | | | Undeveloped City Park |

Project Number: 1002132

0 0.5 1 Miles

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for Mixed Use, C-1 & SU-1 for Mixed Use, O-1	Established Urban, West Side Strategic Plan, Unser Boulevard Design Overlay Zone	Vacant
<i>North</i>	R-1	Same	Single Family Residential
<i>South</i>	SU-1 for Mixed Uses Detailed in 1000936	Same	Commercial Retail
<i>East</i>	R-1, SU-1 for R-2	Same	Single Family, Parks & Recreation
<i>West</i>	SU-1 for Mixed Uses Detailed in 1000936, SU-1 for C-1 Permissive Uses Including Alcohol Sales for Off-Premises Consumption Under a Small Brewer's License	Same	Commercial Retail, Commercial Service, Vacant

II. INTRODUCTION

Proposal

This is a three part request for a Zone Map Amendment (Zone Change) to consolidate the zoning designation for the entire subject site to SU-1 for Mixed Uses for C-1, O-1 and Indoor Storage Uses, a Site Development Plan for Subdivision Amendment to create a new approximately 2.61 acre tract and a Site Development Plan for Building Permit to develop a climate controlled, three-story indoor storage facility with retail shops and office spaces on the subject site.

EPC Role

The EPC is hearing this case because the EPC has the authority to hear all zone map amendments (zone change) and associated site development plans for building permit for SU-1 Special Use zoned sites, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1) SU-1 Special Use Zone, and 14-16-4-1, Amendment Procedure]. If so, an appeal would go to the Land Use Hearing Officer (LUHO) who then makes a recommendation to City Council [Ref: § 14-16-4-4-(A)(2) Appeal]. This is a quasi-judicial matter.

History/Background

The subject site is part of the Unser / McMahon Village Center North Site Development Plan for Subdivision. The existing zoning designation for the subject site was originally approved by the EPC on September 18, 1998 (Z-97-120). However, the applicant failed to obtain the necessary platting within one year as required by the site development plan for subdivision. Therefore, the zoning expired. The EPC reaffirmed the current zoning designation for the subject site on January 18, 2001 (00110 00000 01623, refers to Project #1000936) and a certificate of zoning was issued. The subject site is currently vacant.

Context

The subject site is in the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan and Unser Boulevard Design Overlay Zone. The subject site is currently vacant. The subject site's SU-1 zoning designations are surrounded by single-family and commercial retail / service uses and is adjacent to Unser Boulevard to the west.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates Unser Blvd. & McMahon Blvd. as Regional Principal Arterials.

The LRRS designates Summer Ridge & Crown Rd. as Local streets.

Comprehensive Plan Corridor Designation

Unser Blvd. & Westside Blvd. are designated Express Transit Corridors the intent of which is to develop a network of roadways that would be dedicated to developing higher speeds with fewer interruptions to travel for the car and public transit vehicles.

McMahon Blvd. is a designated Enhanced Transit Corridor the intent of which is to design or redesign roadways to improve transit and pedestrian opportunities for residents, businesses and other users nearby.

Trails/Bikeways

Unser Blvd. contains a paved multiple use trail (Unser Trail) and a bicycle lane along the western boundary of the subject site. McMahon Blvd. also contains a paved multiple use trail (McMahon Trail) and a bicycle lane south of the subject site.

Transit

Coors Route 155 runs east to west along McMahon Blvd. and south to north along Unser Blvd.

Public Facilities/Community Services

Please refer to the Public Facilities Map ahead of this report for additional information regarding public facilities and community services located near the subject site.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The existing zoning for the subject site is SU-1 for Mixed Use, C-1 & SU-1 for Mixed Use, O-1. The SU-1 Special Use zoning provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design. Development within an SU-1 zone may only occur in conformance with an approved Site Development Plan. The applicant has submitted a Site Development Plan for Subdivision Amendment and a Site Development Plan for Building Permit to fulfill the requirements of the Zoning Code.

The permissive uses allowed under the Mixed Use portion of the zoning designation is for a total of 4 acres within the Unser / McMahon Village Center North Site Development Plan for Subdivision, and includes O-1 Permissive and Conditional Uses, as well as C-1 Permissive Uses excluding automobile related retail and service uses and drive-up facilities including package liquor sales to a retail grocery of 20,000 sf minimum and restaurant with alcoholic drink sales for on premise consumption.

The proposed zone change request to SU-1 for Mixed Uses for C-1, O-1 and Indoor Storage Uses is for an approximate total of 2.61 acres of the aforementioned 4 acre mixed use section of the Unser / McMahon Village Center North Site Development Plan for Subdivision. The updated zoning designation would allow C-1 and O-1 Permissive and Conditional Uses, add indoor storage uses, and remove the existing C-1 exclusions for automobile related retail and service uses and drive up facilities for the 2.61 acre subject site.

Definitions

§14-16-2-15 O-1 Office and Institution Zone. This zone provides sites suitable for office, service, institutional, and dwelling uses.

§14-16-2-16 C-1 Neighborhood Commercial Zone. This zone provides suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas.

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a Goal to “*create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and maximum choice in housing, transportation, work areas and lifestyles, while creating a visually pleasing built environment.*” Applicable policies include:

Policy II.B.5.d.: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The request furthers Policy II.B.5.d. because the location, intensity and design of the proposed uses and development respects existing Seven Bar Ranch Community values through direct integration with existing residential uses. Carrying capacities shall be respected because Unser Blvd. & McMahon Blvd. are designated as Regional Principal Arterials produced by the Mid-Region Council of Governments and the proposed uses are considered low traffic generating service uses.

Policy II.B.5.e.: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The request furthers Policy II.B.5.e. because the subject site is vacant and contiguous to existing urban facilities thereby ensuring the integrity of existing neighborhoods.

Policy II.B.5.i.: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request furthers Policy II.B.5.i. because the proposed service uses will help minimize the effects of traffic noise on residential environments by serving as a buffer between the residential uses and nearby neighborhoods. All of the storage facility activities will occur indoors which will serve to minimize the effects of noise, lighting on nearby residential uses, and the retail uses will help promote employment opportunities.

Policy II.B.5.k.: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The request furthers Policy II.B.5.k. because the subject site is located adjacent to a Regional Principal Arterial and the proposed site development plan indicates that no ingress or egress point off of Unser Blvd. is being proposed and thus will serve to minimize the harmful effects of traffic on nearby established residential neighborhoods.

Policy II.B.5.l.: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

The request partially furthers Policy II.B.5.l. because while the proposed development will utilize quality materials and design, the proposed storage facility is proposed to be three stories tall or a maximum height of 38' but no angle plane diagram has been included for the maximum proposed building height to fulfill the requirements of the Design Parameters of the Unser / McMahon Village Center North Site Development Plan for Subdivision and thereby demonstrate that the proposed design is appropriate to the plan area.

II.C.4. Noise: The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy II.C.4.b.: Construction of noise sensitive land uses near existing noise sources shall include strategies to minimize adverse noise effects.

The request furthers Policy II.C.4.b. because the proposed storage and retail uses will occur indoors and minimize adverse effects of noise on nearby noise sensitive residential land uses.

II.C.8. Developed Landscape: The Goal is to maintain and improve the natural and the developed landscape's quality.

Policy II.C.8.d.: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The request furthers Policy II.C.8.d. because the proposed site development plan includes landscaping within the public and private rights-of-way, includes native vegetation and will create a pleasing visual environment.

II.D.6. Economic Development: The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy II.D.6.g.: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

The request partially furthers Policy II.D.6.g. because while the subject site is not located within the boundaries of a designated Activity Center, its close proximity to the Unser/McMahon Neighborhood Center and proposed service and retail uses may contribute to reducing travel needs.

II.D.8. Human Services: The Human Services Goal is to site human service facilities in locations that provide the greatest possible access to services and to consider human rights and human service needs in development and redevelopment throughout the Plan area.

Policy II.D.8.c.: Development's negative effects upon individuals and neighborhoods shall be minimized.

The request furthers Policy II.D.8.c. because the development will serve as a buffer between the existing homes and traffic noise from Unser Blvd.

West Side Strategic Plan

The West Side Strategic Plan (WSSP) was first adopted in 1997 (Amended 2002) to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The WSSP is based on a "Community Concept" and each community identifies areas for low density and open spaces as well as nodes of higher density development to support services and transit.

The subject site is located within the Seven Bar Ranch Community, which lies between the Calabacillas Arroyo and the County Line, and between the Rio Grande and an area slightly west

of the Rainbow Boulevard Corridor and contains approximately 2,400 acres. Applicable policies include:

B.1. Neighborhoods and Clusters Policies

WSSP Policy 1.3: Strip commercial developments shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the centers are strongly discouraged, in order to reinforce the neighborhood and Community centers. Changes of commercial and office zoning outside the centers to residential use is encouraged. This policy is meant to impact the design and layout of commercial areas and their connections to adjacent development and to encourage clustering of commercial and office uses in activity centers. It is not intended to rezone allowed commercial uses.

The request furthers WSSP Policy 1.3 because it is not considered a strip commercial development and the proposed commercial and retail uses on the subject site will be located in a concentrated clustered area surrounded by residential development.

1. The Community Concept: In this Plan, “communities” can be defined as separate areas with their own character and focal points. Community character is an important issue. Each area has a unique identity, specific characteristics that the resident’s call “home”. These aspects must be preserved.

WSSP Policy 1.17: The City shall encourage co-location of public services such as schools, libraries, community/senior/multi-service service centers, parks, retail and commercial services in Community and Neighborhood Activity Centers.

The request partially furthers WSSP Policy 1.17 by locating commercial services near the Unser / McMahon Neighborhood Center.

Seven Bar Ranch Community Policies

Seven Bar Ranch Community Policy 3.4: Several clusters of neighborhoods will develop within the Seven Bar Ranch Community. Each of these shall be served by a Neighborhood Center, so neighborhood commercial, public and quasi-public uses, and other uses appropriate for such Centers shall be encouraged. The lowest density single family residential development shall not occur within these Centers, but must have safe pedestrian and bicycle access to them.

The request partially furthers Seven Bar Ranch Community Policy 3.4 because the proposed uses will be located near a neighborhood center and the commercial and retail businesses will complement the nearby neighborhood center and existing residential uses.

Westside McMahon Study

Council Enactment 117-1999: Establishing a policy for key decisions on land use and transportation for the Westside-McMahon Corridor; receiving the Westside-McMahon land use

and transportation guide; Amending the West Side Strategic Plan by adding reference to the Westside McMahon transportation and land use policy set forth herein (See attached legislation).

The request furthers Council Enactment 117-1999 because subject site is located within the Westside-McMahon Corridor supports the intent of the enactment by proposing low intensity commercial uses that includes neighborhood scale development allowed under the C-1 zone. The submittal also conforms to the density, type and hierarchy of uses as illustrated in the Westside/McMahon Corridor Transportation and Land Use Guide.

Unser Boulevard Design Overlay Zone

The Unser Boulevard Design Overlay Zone (UBDOZ) is intended to provide specialized sign controls for the area surrounding Unser Blvd. between Interstate 40 and the Sandoval County Line. The overlay zone regulations apply to all non-residential zones and any residential zones allowing off-premise signs.

The applicable section of the UBDOZ related to the request include on-premises signage regulations which allow one free standing sign per street frontage per premises, and does not allow free standing signage to exceed 75 sf.

The applicant is proposing a single free-standing sign along Unser Blvd. near the northwest corner of the subject site. The free-standing sign is proposed to have a signage area of 40 sf and 4 feet in height and will therefore not exceed the maximum allowed signage area per the UBDOZ. Therefore, the request furthers the applicable signage design guidelines of the UBDOZ.

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Analysis of Applicant's Justification

Note: Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in ***bold italics***

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The proposed zone change is site plan controlled which will ensure the development is consistent with the health, safety, morals and general welfare of the City.

Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Goals and policies from the Comprehensive Plan and other applicable plans, which the applicant has done in the response to Section C. It's also important to note that the proposed zone change is limited to specified uses and will be site plan controlled. The response to Section A is sufficient.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

The proposed set of uses for the subject site will permit a use that is similar in character to an office use in terms of building typology, but generates far less traffic and requires minimal land devoted to parking.

The requested zone change combines a set of uses already approved as part of the approved Unser / McMahon Village Center North Site Development Plan for Subdivision and adds a storage use to the existing set of permissive uses. Therefore, stability of land use is maintained with this request. The response to Section B is sufficient.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

Refer to Applicable Ordinances, Plans and Policies section beginning on page 3 of this report for applicant's response. The test under Section C is whether or not there is "significant conflict" with an adopted element of the Comprehensive Plan or other City master plan such as a sector development plan. Staff finds no significant conflict with either.

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
1. There was an error when the existing zone map pattern was created; or
 2. Changed neighborhood or community conditions justify the change; or
 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

The proposed zone change is consistent with the mixed use nature of the existing zone and the proposed development furthers the goals, objectives and policies of the Comprehensive Plan and West Side Strategic Plan by providing needed services to residents of the West Side.

The requested change of zone will combine a set of uses already approved as part of the approved Unser / McMahon Village Center North Site Development Plan for Subdivision and add a storage use to the existing set of permissive uses, thereby fulfilling a public need for commercial, retail and storage services to residents of the West Side of Albuquerque. The different use category also furthers a preponderance of applicable goals and policies as articulated in the Comprehensive Plan.

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The proposed zone change request will not be harmful to adjacent property, neighborhood, or community. It will provide for indoor storage and neighborhood retail shops that will be consistent with the needs of surrounding residents.

The proposed change of zone will not be harmful to adjacent property, the neighborhood or the community because the uses complement the surrounding residential uses and are site plan controlled and therefore limited to only the EPC approved uses for the subject site.

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

1. Denied due to lack of capital funds; or
2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The City will not incur any un-programmed expenditures as a result of this zone change request.

The City will not incur any un-programmed expenditures as a result of this zone change request.

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The cost of land or other economic considerations are not the primary factor for this request.

Economic considerations are not the determining factor for the change of zone. Rather, the determining factor is an intent to fulfill a public need for commercial, retail and storage services to residents of the West Side of Albuquerque.

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

Location on a collector or major street is not being used to justify this request, however it does implement the intent of the existing Site Plan for Subdivision to have retail adjacent to Unser Blvd.

The applicant is not using the subject site's location on a collector or major street to justify the request. The need for services by the nearby residential uses and the fact that the proposed use is complements those residential uses is being used to justify the request.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The request would not create a spot zone. The property is proposed to be zoned Special Use and is surrounded by SU-1 zoning to the east, south, and west.

The SU-1 zone creates a spot zone by definition; however, the applicant has demonstrated in the response to Section C that the proposed change would facilitate realization of the Comprehensive Plan, Sector Plan, and MRA Plan. The response to Section I is sufficient.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:
 1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

The proposed zone change is not considered “strip zoning” due to the size and location of the site.

The request will not result in a strip zone. The subject site does not constitute a “strip of land along a street”. The response to Section J is sufficient.

SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT

Request

This is a request for approval of an amendment to the Unser / McMahon Village Center North Site Development Plan for Subdivision to create a new approximately 2.61 acre tract within the existing 17 acre subdivision boundary located north of Unser Blvd. and McMahon Blvd. The 2.61 acre tract is currently comprised of two separate lots and the requested amendment would create a single 2.61 tract within the subdivision boundary. A zone change request for the subject site has also been submitted by the applicant and the new SU-1 for Mixed Uses for C-1, O-1 and Indoor Storage Uses zoning designation is reflected on the Unser / McMahon Village Center North Site Development Plan for Subdivision submitted by the applicant.

Section 14-16-3-11 of the Zoning Code states, “...Site Development Plans are expected to meet the requirements of adopted city policies and procedures.” As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, West Side Strategic Plan and Unser Boulevard Design Overlay Zone.

Site Development Plan for Subdivision Layout / Configuration

The layout of the parcels within the Unser / McMahon Village Center North Site Development Plan for Subdivision and their corresponding uses furthers the intent of the West Side Strategic Plan for Village Centers and is more restrictive than the requirements of the Unser Boulevard Design Overlay Zone with regard to signage. More intense uses are located within the Village Center boundary with less intense uses located at the periphery of the boundary and just outside of it. An internal circulation system for vehicles and for pedestrians links adjacent parcels and uses with other parcels and uses within and adjoining the Village Center Boundaries.

Design Standards (Referred to as Design Parameters on approved Site Development Plan for Subdivision)

The purpose of the design parameters is to provide a framework to assist developers and designers in understanding the development goals and objectives for the Unser / McMahon Village Center to create the visual image desired for the property.

The two sheets of design parameters cover the aspects of site design, accessibility & safety, circulation, transportation demand management, setbacks, walls and fences, signage and graphics, lighting and outdoor furniture, architectural design, utilities and landscaping. The request includes a proposed Site Development Plan for Building for the 2.61 acre subject site. The site plan for building permit has been evaluated to ensure compliance with the design parameters of the Unser / McMahon Village Center North Site Development Plan for Subdivision and is outlined in more detail in the subsequent section.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

This is a request for a Site Development Plan for Building Permit for a 2.61 acre tract located on Unser Boulevard, between Summer Ridge Dr. and McMahon Blvd. to develop a climate controlled, three-story indoor storage facility with retail shops and office spaces on the subject site.

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, West Side Strategic Plan and Unser Boulevard Design Overlay Zone and the Unser / McMahon Village Center North Site Development Plan for Subdivision.

Site Plan Layout / Configuration

The proposed storage facility is planned to be a three-story building with glass and finished building materials. The site will contain two access points; an entrance and exit from Summer Ridge Rd. and exit onto Pinnacle Peak Dr. Storage facility users will have access via a security gate on the southwest corner of the building. Two porte-cocheres are located on the south side of the building to provide covered access for customers to load and unload storage items. The retail shops and office will have storefronts facing Unser Blvd.

Public Outdoor Space

The Unser / McMahon Village Center North Site Development Plan for Subdivision design parameters state “Site amenities such as street furniture, lighting, bollards, and graphic pylons shall be part of the landscape plan and shall be compatible with the architectural and landscape treatment of the project.” The applicant does not specifically identify any public out door space on the site development plan. Planning Staff recommends that site amenities such as benches and tables be included as part of the landscaping plan near the required street trees and landscaping along Pinnacle Peak Dr. and Summer Ridge Rd. in order to meet the design parameters of the Unser / McMahon Village Center North Site Development Plan for Subdivision.

Vehicular Access, Circulation and Parking

The site contains two access points; an entrance and exit from Summer Ride Rd. and exit onto Pinnacle Peak Dr. The storage facility will be accessed through a security gate on the southwest corner of the building. Vehicles will exit through a gate on the southeast side of the building to Pinnacle Peak Dr. Two porte-cocheres will be located on the south side of the building to provide covered access to the storage facility for customers. The retail shops and the office will have storefronts facing Unser Blvd.

The applicant is proposing 3,000 sf of retail uses, 900 sf of office uses, and 88,200 sf of storage use. The Unser / McMahon Village Center North Site Development Plan for Subdivision design parameters for parking refer back to the Zoning Code and require that parking for commercial and office spaces be parked at a rate of 1 space per 200 sf of leasable space. Therefore, the applicant would be required to provide 15 parking spaces for the commercial uses and 5 spaces for the office use. The design parameters are silent with regard to storage use, however the Zoning Code requirements for warehouse uses at a rate of 1 space per 2,000 sf of leasable space are used to calculate a total of 45 parking spaces for the storage use for a total of 65 parking spaces for the subject site. Additionally, the applicant would be required to provide 3 motorcycle spaces, 4 handicap accessible spaces and 4 bicycle spaces.

The applicant is proposing a total of 19 parking spaces, 1 motorcycle spaces, 1 handicap accessible space and 4 bicycle spaces. Even though the required number of parking spaces per the Zoning Code is higher than what the applicant is proposing, the SU-1 zoning designation gives the EPC full discretion over parking with regard to the requested action.

Pedestrian and Bicycle Access and Circulation, Transit Access

Unser Blvd. contains a paved multiple use trail (Unser Trail) and a bicycle lane along the western boundary of the subject site. McMahon Blvd. also contains a paved multiple use trail (McMahon Trail) and a bicycle lane south of the subject site. Coors Route 155 runs east to west along McMahon Blvd. and south to north along Unser Blvd. The applicant has also included a pedestrian connection in the form of concrete sidewalk directly from Summer Ridge Road to address Long Range Planning Division’s agency comments.

Walls/Fences

The applicant is proposing an 8' high black wrought iron fence / security gate at the south end of the parking lot. The wrought iron fence then runs west to east along the one way road containing the two porte-cocheres and connects with another security gate near the southeast corner of the subject site at the point of egress to Pinnacle Peak Dr. The wrought iron fence is also proposed to run east to west along the one way road. The proposed security gate does not conflict with the design parameters of the Unser / McMahon Village Center North Site Development Plan for Subdivision which only regulates perimeter walls for multi-family residential uses. The proposed gate meets the minimum requirements of the Zoning Code.

Lighting and Security

The Unser / McMahon Village Center North Site Development Plan for Subdivision design parameters state lighting design shall maximize public safety while not affecting adjacent properties. The maximum height for lighting fixtures shall be 16' high for walkways and entry plazas and 20' for street lights and parking areas. The applicant has identified site lighting as Key Note 13 on the site development plan, but has not stated the height or other dimensions of the lighting. Planning Staff has included a condition of approval requiring the applicant to provide site lighting details on Sheet 6 of 6 (Elevations) in order to demonstrate compliance with the design parameters. The applicant must also include notations stating that the lighting plan for the subject site will conform to the Area Lighting Regulations of the Zoning Code (§ 14-16-3-9). More specifically subsections (A) & (B) of the Area Lighting Regulations state that lighting fixtures must include a cut-off angle, not directly shine on any public right-of-way or any other residential premises and shall not have an off-site luminance greater than 200 foot-lamberts measured from any private property in a residential zone. The applicant must also add a notation that all site lighting shall conform to the State of New Mexico Night Sky Protection Act (74-12-1 to 74-12-10 NMSA 1978).

Landscaping

The landscaping plan contains low to medium water usage tree and plant species; all species are appropriate for the area and a plant schedule is provided. All required notations regarding maintenance responsibilities, water conservation and irrigation system to be used are included on the landscape plan. Per Section 6-6-2-5 (Street Tree Policies) of the Code of Ordinances the applicant is required to provide a street tree plan for any building of over 200 sf and where the lot is adjacent to a major street. The Unser / McMahon Village Center North Site Development Plan for Subdivision design parameters require the applicant to provide street trees along Unser Blvd. and McMahon Blvd. at a rate of one tree per 25 linear feet, and within 20 feet of back of curb. A total of 10 street trees are required for the subject site and the applicant has fulfilled this requirement. The applicant is also providing 2 parking lot trees as required by the Zoning Code.

The total required landscape net lot area coverage for the site is 12,578 sf and the applicant is proposing 61,600 sf which exceeds the requirement. In addition, 75% of the net lot area must include live plant coverage which equates to 9,434 sf and the applicant is proposing 9,725 sf of live plant coverage which also exceeds the requirements.

Grading, Drainage, Utility Plans

The applicant did not submit a formal grading and drainage narrative with the conceptual Grading and Drainage Plan on Sheet 3 of 6. Drainage flows for the subject site appear to flow south to north toward a proposed temporary retention pond for landscape and roof water is proposed at the northeastern portion of the subject site as well as into an existing drainage easement and outlet along Summer Ridge Rd. When future expansion is considered the depression will be removed and storm water is proposed to discharge onto adjacent streets. The Grading and Drainage Plan on Sheet 3 of 6 will need to be revised to include a formal narrative outlining required grading and drainage details.

Architecture

The proposed storage facility is planned to be a three-story building with glass and finished building materials. The applicant is proposing white IPS paneling and tan split face CMU for the exterior facades. The proposed architectural style of the building meets the design parameter requirements of the subdivision plan to demonstrate a high quality aesthetic character throughout the property.

Due to the fact that the storage facility is proposed to be 38' in height, the design parameters of the Unser / McMahon Village Center North Site Development Plan for Subdivision require that the applicant include a 45 degree angle plane diagram. Sheet 5 of 6 or Sheet 6 of 6 will need to be revised to include the angle plane detail and demonstrate compliance with the stated design parameters.

Signage

The applicant is proposing a single free-standing sign along Unser Blvd. near the northwest corner of the subject site. The proposed free-standing signage will be 40 sf and shall not exceed 4 feet in height. While the proposed free standing sign does not exceed the signage requirements of the UBDOZ, the Signage & Graphics section of the Design Parameters of the Site Development Plan for Subdivision are more restrictive than those of the UBDOZ and only allows a maximum free standing sign area of 40 sf and a maximum height of 4 ft. The proposed free-standing sign complies with the design parameters of the Unser / McMahon Village Center North Site Development Plan for Subdivision.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Agencies reviewed the requested actions from February 1, 2016 to February 12, 2016. The most significant comments were submitted by PNM stating that the proposed height of the proposed street trees along Unser Blvd. and McMahon Blvd. conflicted with an existing overhead electric distribution facilities. In response, the applicant has proposed a modification to the landscape plan to move the tallest trees (Urbanite Ash) slightly closer to the property line in order to address PNM comments but remain in compliance with the design parameters of the subdivision plan. Staff has included PNM's submitted conditions of approval so that the applicant can verify that the proposed modification meets PNM's requirements prior to DRB.

Neighborhood/Public

The Villa De Villagio HOA and Westside Coalition of Neighborhood Associations along with property owners within 100 feet of the subject site were all notified of this request. As of the writing of this report, there is no known neighborhood opposition to this request. A facilitated meeting was not recommended or held.

V. CONCLUSION

This is a three part request for a Zone Map Amendment (Zone Change) to consolidate the zoning designation for the entire subject site to SU-1 for Mixed Uses for C-1, O-1 and Indoor Storage Uses, a Site Development Plan for Subdivision Amendment to create a new approximately 2.61 acre tract and a Site Development Plan for Building Permit to develop a climate controlled, three-story indoor storage facility with retail shops and office spaces on the subject site.

The subject site is in the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan and Unser Boulevard Design Overlay Zone. The subject site is currently vacant. The subject site's SU-1 zoning designations are surrounded by single-family and commercial retail / service uses and is adjacent to Unser Boulevard to the west.

The applicant has justified the requested zone change as required by R270-1980. The requested uses further a preponderance of applicable goals and policies of the Comprehensive Plan, West Side Strategic Plan, and Unser Boulevard Design Overlay Zone. The requested change of zone will also fulfill a public need for commercial, retail and storage services to residents of the West Side of Albuquerque.

The requested Site Development Plan for Building Permit meets all of the minimum requirements of the design parameters of the Unser / McMahon Village Center North Site Development Plan for Subdivision, the Unser Boulevard Design Overlay Zone and the Comprehensive Zoning Code.

The Villa De Villagio HOA and Westside Coalition of Neighborhood Associations along with property owners within 100 feet of the subject site were all notified of this request. As of the writing of this report, there is no known neighborhood opposition to this request. A facilitated meeting was not recommended or held. Staff is recommending approval of all three requests subject to findings and conditions.

FINDINGS - 16EPC-40001 – March 10, 2016 - Zone Map Amendment

1. This is a request for a Zone Map Amendment (Zone Change) for Tract A-1, plat of tracts A-1 and B-1 Village Center North Subdivision & Tract C, bulk land plat of Village Center North Subdivision located on Unser Boulevard, between Summer Ridge Dr. and McMahon Blvd. and containing approximately 2.61 acres.
2. The existing zoning for the subject site is SU-1 for Mixed Use, C-1 & SU-1 for Mixed Use, O-1. The applicant is requesting a zone change to SU-1 for Mixed Uses for C-1, O-1 and Indoor Storage Uses for the entire approximately 2.61 acre subject site.
3. The subject site is part of the Unser / McMahon Village Center North Site Development Plan for Subdivision. The existing zoning designation for the subject site was originally approved by the EPC on September 18, 1998 (Z-97-120). However, the applicant failed to obtain the necessary platting within one year as required by the site development plan for subdivision. Therefore, the zoning expired. The EPC reaffirmed the current zoning designation for the subject site on January 18, 2001 (00110 00000 01623, refers to Project #1000936) and a certificate of zoning was issued. The subject site is currently vacant.
4. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Unser Boulevard Design Overlay Zone and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the Established Urban Area of the Comprehensive Plan. The request furthers the following applicable goals and policies of the Comprehensive Plan:
 - A. Policy II.B.5.d.: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The request furthers Policy II.B.5.d. because the location, intensity and design of the proposed uses and development respects existing Seven Bar Ranch Community values through direct integration with existing residential uses. Carrying capacities shall be respected because Unser Blvd. & McMahon Blvd. are designated as Regional Principal Arterials produced by the Mid-Region Council of Governments and the proposed uses are considered low traffic generating service uses.
 - B. Policy II.B.5.e.: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The request furthers Policy II.B.5.e. because the subject site is vacant and contiguous to existing urban facilities thereby ensuring the integrity of existing neighborhoods.

- C. Policy II.B.5.i.: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request furthers Policy II.B.5.i. because the proposed service uses will help minimize the effects of traffic noise on residential environments by serving as a buffer between the residential uses and nearby neighborhoods. All of the storage facility activities will occur indoors which will serve to minimize the effects of noise, lighting on nearby residential uses, and the retail uses will help promote employment opportunities.

- D. Policy II.B.5.k.: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The request furthers Policy II.B.5.k. because the subject site is located adjacent to a Regional Principal Arterial and the proposed site development plan indicates that no ingress or egress point off of Unser Blvd. is being proposed and thus will serve to minimize the harmful effects of traffic on nearby established residential neighborhoods.

- E. II.C.4. Noise: The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.
- F. Policy II.C.4.b.: Construction of noise sensitive land uses near existing noise sources shall include strategies to minimize adverse noise effects.

The request furthers Policy II.C.4.b. because the proposed storage and retail uses will occur indoors and minimize adverse effects of noise on nearby noise sensitive residential land uses.

- G. II.C.8. Developed Landscape: The Goal is to maintain and improve the natural and the developed landscape's quality.
- H. Policy II.C.8.d.: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The request furthers Policy II.C.8.d. because the proposed site development plan includes landscaping within the public and private rights-of-way, includes native vegetation and will create a pleasing visual environment.

- I. II.D.8. Human Services: The Human Services Goal is to site human service facilities in locations that provide the greatest possible access to services and to consider human rights and human service needs in development and redevelopment throughout the Plan area.

- J. Policy II.D.8.c.: Development's negative effects upon individuals and neighborhoods shall be minimized.

The request furthers Policy II.D.8.c. because the development will serve as a buffer between the existing homes and traffic noise from Unser Blvd.

6. The request partially furthers the following applicable goals and policies of the Comprehensive Plan:

- A. Policy II.B.5.1.: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

The request partially furthers Policy II.B.5.1. because while the proposed development will utilize quality materials and design, the proposed storage facility is proposed to be three stories tall or a maximum height of 38' but no angle plane diagram has been included for the maximum proposed building height to fulfill the requirements of the Design Parameters of the Unser / McMahon Village Center North Site Development Plan for Subdivision and thereby demonstrate that the proposed design is appropriate to the plan area.

- B. II.D.6. Economic Development: The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

- C. Policy II.D.6.g.: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

The request partially furthers Policy II.D.6.g. because while the subject site is not located within the boundaries of a designated Activity Center, its close proximity to the Unser/McMahon Neighborhood Center and proposed service and retail uses may contribute to reducing travel needs.

7. The request furthers the following applicable goals and policies of the West Side Strategic Plan:

- A. WSSP Policy 1.3: Strip commercial developments shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the centers are strongly discouraged, in order to reinforce the neighborhood and Community centers. Changes of commercial and office zoning outside the centers to residential use is encouraged. This policy is meant to impact the design and layout of commercial areas and their connections to adjacent development and to encourage clustering of commercial and office uses in activity centers. It is not intended to rezone allowed commercial uses.

The request furthers WSSP Policy 1.3 because it is not considered a strip commercial development and the proposed commercial and retail uses on the subject site will be located in a concentrated clustered area surrounded by residential development.

B. Westside McMahon Study

Council Enactment 117-1999: Establishing a policy for key decisions on land use and transportation for the Westside-McMahon Corridor; receiving the Westside-McMahon land use and transportation guide; Amending the West Side Strategic Plan by adding reference to the Westside McMahon transportation and land use policy set forth herein (See attached legislation).

The request furthers Council Enactment 117-1999 because subject site is located within the Westside-McMahon Corridor and supports the intent of the enactment by proposing low intensity commercial uses that includes neighborhood scale development allowed under the C-1 zone. The submittal also conforms to the density, type and hierarchy of uses as illustrated in the Westside/McMahon Corridor Transportation and Land Use Guide.

8. The request partially furthers the following applicable goals and policies of the West Side Strategic Plan:

- A. The Community Concept: In this Plan, “communities” can be defined as separate areas with their own character and focal points. Community character is an important issue. Each area has a unique identity, specific characteristics that the resident’s call “home”. These aspects must be preserved.
- B. WSSP Policy 1.17: The City shall encourage co-location of public services such as schools, libraries, community/senior/multi-service service centers, parks, retail and commercial services in Community and Neighborhood Activity Centers.

The request partially furthers WSSP Policy 1.17 by locating commercial services near the Unser / McMahon Neighborhood Center.

C. Seven Bar Ranch Community Policies

Seven Bar Ranch Community Policy 3.4: Several clusters of neighborhoods will develop within the Seven Bar Ranch Community. Each of these shall be served by a Neighborhood Center, so neighborhood commercial, public and quasi-public uses, and other uses appropriate for such Centers shall be encouraged. The lowest density single family residential development shall not occur within these Centers, but must have safe pedestrian and bicycle access to them.

The request partially furthers Seven Bar Ranch Community Policy 3.4 because the proposed uses will be located near a neighborhood center and the commercial and retail businesses will complement the nearby neighborhood center and existing residential uses.

9. The request furthers the following applicable portion of the Unser Boulevard Design Overlay Zone (UBDOZ):
- A. *The applicable section of the UBDOZ related to the request includes on-premises signage regulations which allow one free standing sign per street frontage per premises, and does not allow free standing signage to exceed 75 sf.*
- The request furthers the applicable signage design guidelines of the UBDOZ because the applicant is proposing a single free-standing sign along Unser Blvd. near the northwest corner of the subject site with a signage area of 40 sf and 4 feet in height and will therefore not exceed the maximum allowed signage area per the UBDOZ.*
10. The applicant has justified the zone change request pursuant to R-270-1980 as follows:
- A. Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Goals and policies from the Comprehensive Plan and other applicable plans, which the applicant has done in the response to Section C. It's also important to note that the proposed zone change is limited to specified uses and will be site plan controlled. The response to Section A is sufficient.
- B. The requested zone change combines a set of uses already approved as part of the approved Unser / McMahon Village Center North Site Development Plan for Subdivision and adds a storage use to the existing set of permissive uses. Therefore, stability of land use is maintained with this request. The response to Section B is sufficient.
- C. Refer to Applicable Ordinances, Plans and Policies outlined in Findings 5 – 9 above. The test under Section C is whether or not there is "significant conflict" with an adopted element of the Comprehensive Plan or other City master plan such as a sector development plan. Staff finds no significant conflict with either.
- D. The requested change of zone will combine a set of uses already approved as part of the approved Unser / McMahon Village Center North Site Development Plan for Subdivision and add a storage use to the existing set of permissive uses, thereby fulfilling a public need for commercial, retail and storage services to residents of the West Side of Albuquerque. The different use category also furthers a preponderance of applicable goals and policies as articulated in the Comprehensive Plan.
- E. The proposed change of zone will not be harmful to adjacent property, the neighborhood or the community because the uses complement the surrounding residential uses and are site plan controlled and therefore limited to only the EPC approved uses for the subject site.
- F. The City will not incur any un-programmed expenditures as a result of this zone change request.

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- G. Economic considerations are not the determining factor for the change of zone. Rather, the determining factor is an intent to fulfill a public need for commercial, retail and storage services to residents of the West Side of Albuquerque.
 - H. The applicant is not using the subject site's location on a collector or major street to justify the request. The need for services by the nearby residential uses and the fact that the proposed use complements those residential uses is being used to justify the request.
 - I. The SU-1 zone creates a spot zone by definition; however, the applicant has demonstrated in the response to Section C that the proposed change would facilitate realization of the Comprehensive Plan, Sector Plan, and MRA Plan. The response to Section I is sufficient.
 - J. The request will not result in a strip zone. The subject site does not constitute a "strip of land along a street". The response to Section J is sufficient.
11. The Villa De Villagio HOA and Westside Coalition of Neighborhood Associations along with property owners within 100 feet of the subject site were all notified of this request. As of the writing of this report, there is no known neighborhood opposition to this request. A facilitated meeting was not recommended or held.

RECOMMENDATION - 16EPC-40001 – March 10, 2016

APPROVAL of 16EPC-40001, a request for Zone Map Amendment from SU-1 for Mixed Use, C-1 & SU-1 for Mixed Use, O-1 to SU-1 for Mixed Uses for C-1, O-1 and Indoor Storage Uses for Tract A-1, plat of tracts A-1 and B-1 Village Center North Subdivision & Tract C, bulk land plat of Village Center North Subdivision, based on the preceding Findings and subject to the following Condition of Approval.

CONDITION OF APPROVAL – 16EPC-40001 – March 10, 2016 - ZONE MAP AMENDMENT

- 1. The zone map amendment does not become effective until the accompanying Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.
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FINDINGS - 16EPC-40002 – March 10, 2016 - Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for Tract A-1, plat of tracts A-1 and B-1 Village Center North Subdivision & Tract C, bulk land plat of Village Center North Subdivision located on Unser Boulevard, between Summer Ridge Dr. and McMahon Blvd. and containing approximately 2.61 acres.
2. This is a request for a Site Development Plan for Building Permit for a 2.61 acre tract located on Unser Boulevard, between Summer Ridge Dr. and McMahon Blvd. to develop a climate controlled, three-story indoor storage facility with retail shops and office spaces on the subject site.
3. The subject site is part of the Unser / McMahon Village Center North Site Development Plan for Subdivision. The existing zoning designation for the subject site was originally approved by the EPC on September 18, 1998 (Z-97-120). However, the applicant failed to obtain the necessary platting within one year as required by the site development plan for subdivision. Therefore, the zoning expired. The EPC reaffirmed the current zoning designation for the subject site on January 18, 2001 (00110 00000 01623, refers to Project #1000936) and a certificate of zoning was issued. The subject site is currently vacant.
4. The proposed storage facility is planned to be a three-story building with glass and finished building materials. The site will contain two access points; an entrance and exit from Summer Ridge Rd. and exit onto Pinnacle Peak Dr. Storage facility users will have access via a security gate on the southwest corner of the building. Two porte-cocheres are located on the south side of the building to provide covered access for customers to load and unload storage items. The retail shops and office will have storefronts facing Unser Blvd.
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Unser Boulevard Design Overlay Zone and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The requested Site Development Plan for Building Permit meets all of the minimum requirements of the design parameters of the Unser / McMahon Village Center North Site Development Plan for Subdivision, the Unser Boulevard Design Overlay Zone and the Comprehensive Zoning Code.
7. The Villa De Villagio HOA and Westside Coalition of Neighborhood Associations along with property owners within 100 feet of the subject site were all notified of this request. As

of the writing of this report, there is no known neighborhood opposition to this request. A facilitated meeting was not recommended or held.

RECOMMENDATION – 16EPC-40002– March 10, 2016

APPROVAL of 16EPC-40003, a request for Site Development Plan for Building Permit, for Tract A-1, plat of tracts A-1 and B-1 Village Center North Subdivision & Tract C, bulk land plat of Village Center North Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 16EPC-40002 – March 10, 2016 - Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Landscaping Plan on Sheet 2 of 6 shall be revised to include site amenities such as benches and chairs within the proposed landscape and street tree area along Pinnacle Peak Dr. and Summer Ridge Rd. in order to meet the design parameters of the Unser / McMahon Village Center North Site Development Plan for Subdivision.
4. The Elevations on Sheet 6 of 6 shall be revised to include notations stating that the lighting plan for the subject site will conform to the Area Lighting Regulations of the Zoning Code (§ 14-16-3-9, and that lighting fixtures must include a cut-off angle, not directly shine on any public right-of-way or any other residential premises and shall not have an off-site luminance greater than 200 foot-lamberts measured from any private property in a residential zone.
5. The Elevations on Sheet 6 of 6 shall be revised to include detailed light pole and fixture dimensioned drawings demonstrating compliance with Area Lighting Regulations of the Zoning Code (§ 14-16-3-9).

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6. The Elevations on Sheet 6 of 6 shall be revised to include notations stating that the lighting plan for the subject site will conform to the State of New Mexico Night Sky Protection Act (74-12-1 to 74-12-10 NMSA 1978).
 7. The Grading and Drainage Plan on Sheet 3 of 6 shall be revised to include a grading and drainage narrative that includes: site data (legal description and location), existing conditions, proposed improvements, first flush requirements calculations, and drainage approach.
 8. The Elevation Sheet 6 of 6 shall be revised to include a 45 degree angle plane diagram to fulfill the design parameter requirements of the Unser / McMahon Village Center North Site Development Plan for Subdivision because the building is proposed to be taller than 26'.
 9. Public Service Company of New Mexico, Conditions for Approval for Project #1002132:
 - A. An existing overhead distribution line is located along the western boundary of the subject property on the east side of Unser Blvd NW. On Sheet 2 of 6, Guardian Storage Landscape Plan, the proposed tree selections are not a compatible height with the existing overhead electric distribution facility on Unser Blvd. NW. Shorter tree selections at mature height are necessary at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.
 - B. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project and to coordinate proposed sign location and height, tree location and height, and lighting height in order to ensure sufficient safety clearances from existing overhead electric distribution facilities. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
 10. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

11. The Villa De Villagio HOA and Westside Coalition of Neighborhood Associations along with property owners within 100 feet of the subject site were all notified of this request. As of the writing of this report, there is no known neighborhood opposition to this request. A facilitated meeting was not recommended or held.
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FINDINGS - 16EPC-40003 – March 10, 2016 - Site Development Plan for Subdivision Amendment

1. This is a request for a Site Development Plan for Subdivision Amendment for Tract A-1, plat of tracts A-1 and B-1 Village Center North Subdivision & Tract C, bulk land plat of Village Center North Subdivision located on Unser Boulevard, between Summer Ridge Dr. and McMahon Blvd. and containing approximately 2.61 acres.
2. This is a request for approval of an amendment to the Unser / McMahon Village Center North Site Development Plan for Subdivision to create a new approximately 2.61 acre tract within the existing 17 acre subdivision boundary located north of Unser Blvd. and McMahon Blvd. The 2.61 acre tract is currently comprised of two separate lots and the requested amendment would create a single 2.61 tract within the subdivision boundary.
3. The subject site is part of the Unser / McMahon Village Center North Site Development Plan for Subdivision. The existing zoning designation for the subject site was originally approved by the EPC on September 18, 1998 (Z-97-120). However, the applicant failed to obtain the necessary platting within one year as required by the site development plan for subdivision. Therefore, the zoning expired. The EPC reaffirmed the current zoning designation for the subject site on January 18, 2001 (00110 00000 01623, refers to Project #1000936) and a certificate of zoning was issued. The subject site is currently vacant.
4. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Unser Boulevard Design Overlay Zone and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The proposed amendment to the Unser / McMahon Village Center North Site Development Plan for Subdivision furthers applicable goals and policies of the Comprehensive Plan by maintaining design parameters that ensure development of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety of choice in housing, transportation, work areas, and lifestyles, while creating a visually pleasing built environment.

6. The proposed amendment to the Unser / McMahon Village Center North Site Development Plan for Subdivision furthers the applicable policies and intent of the West Side Strategic Plan by maintaining design parameters that ensure development of near the Village Center with a land use and lot configuration that encourages neighborhood commercial and other uses appropriate near Village Centers.
7. The applicant is not requesting delegation of future Site Development Plans for Building Permit as part of this requested amendment to the Unser / McMahon Village Center North Site Development Plan for Subdivision.
8. The Villa De Villagio HOA and Westside Coalition of Neighborhood Associations along with property owners within 100 feet of the subject site were all notified of this request. As of the writing of this report, there is no known neighborhood opposition to this request. A facilitated meeting was not recommended or held.

RECOMMENDATION – 16EPC-40003 – March 10, 2016

APPROVAL of 16EPC-40002, a request for Site Development Plan for Subdivision, for Tract A-1, plat of tracts A-1 and B-1 Village Center North Subdivision & Tract C, bulk land plat of Village Center North Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 16EPC-40003 – March 10, 2016 - Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The zoning designation contained on Sheet 1 of 3 of the Unser / McMahon Village Center North Site Development Plan for Subdivision shall be revised to read “SU-1 for Mixed Uses

for C-1, O-1 and Indoor Storage Uses.” It currently reads, “SU-1/Mixed Uses for C-1, O-1 and Storage Uses.”

4. The subject site is currently comprised of two separate lots. DRB approval of a re-platting action is required in order to consolidate the subject site into a single lot.
 5. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).”
 6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
-



Vicente M. Quevedo
Planner

Notice of Decision cc list:

Consensus Planning Inc., 302 8th St. NW, Albuquerque, NM 87102
Marie Barron, 5619 Saturnia Rd. NW, Albuquerque, NM 87114
Jennifer Gallegos, 10840 Vicenza Dr. NW, Albuquerque, NM 87114
Gerald Worrall, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120
Harry Hendriksen, 10592 Rio Del Sole Ct. NW, Albuquerque, NM 87114

CITY OF ALBUQUERQUE AGENCY COMMENTS

Zoning Enforcement

Reviewed, no adverse comments.

Office of Neighborhood Coordination

Villa De Villagio HOA, Westside Coalition of NA's

2/10/16 – Proof provided in packet that Agent/Applicant did send out certified mail to the NA's on 1/28/16 - siw

Long Range Planning

Project 1002132 – Zone Change, Site Development Plan for Building Permit, Site Development Plan for Subdivision – V. Quevedo

- Recommend the applicant drop 'mixed use' from the SU-1 description because 'mixed use' originally referred to Project # 1000936. This will avoid confusion with other SU-1 mixed uses zoning in the area.
- Provide pedestrian connections / strong pedestrian linkages directly from Summer Ridge Road and to the site to the south.

Metropolitan Redevelopment Agency

No comments received.

CITY ENGINEER

Reviewed, no adverse comments.

Hydrology Development

1002132 – Guardian Storage

- Might need cross-lot drainage easements if Stormwater is intended to flow from one parcel to the other.
- Make sure drainage report (for Building Permit) references the applicable master plan or drainage report that allows discharge of the parking lot flows onto City RW

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Project# 1002132 Zone Map Amendment and Site Development Plans for Subdivision and Building

There are existing bicycle lanes on Unser Blvd. along the frontage of this request.

WATER UTILITY AUTHORITY

Utility Services

1. 16EPC-40001 Zone Map Amendment (Zone Change)
 - a. No objection
2. 16EPC-40003 Site Development Plan for Building Permit
 - a. Request an availability statement at the following link:
http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.
 - b. Onsite public loop waterline will not be acceptable. It appears that water service and fire protection can connect to the existing 8” waterline along Pinnacle Peak or Summer Ridge Rd. The availability statement will determine the requirements for connection.
 - c. The development is located outside of the Adopted Service Area and will need a Service Connection Agreement approved by the Water Authority Board.
 - d. The onsite sanitary sewer shall be private.
3. 16EPC-40003 Site Development Plan for Subdivision
 - a. No objection

ENVIRONMENTAL HEALTH DEPARTMENT

No comments received.

PARKS AND RECREATION

Planning and Design

Reviewed, no adverse comments.

Open Space Division

Reviewed, no adverse comments.

City Forester

No comments received.

POLICE DEPARTMENT/Planning

EPC 1002132 – This project is in the Northwest Area Command

-No Crime Prevention or CPTED comments concerning the proposed Amendment to Zone Map/Zone Change or the Amended Site Development Plan for Subdivision requests at this time.

-Recommend incorporating into the plans an extensive video surveillance system for the exterior of the facility. Cameras should be positioned to view all vehicle and pedestrian access points,

parking lots, walkways, building approaches and maintenance areas. Each camera should be monitored and recorded for real-time and historical use.

-Proposed exterior facility lighting should not be in conflict with landscaping. Once trees become mature they could reduce the amount of available illumination. Also, consider lines-of-sight with video surveillance cameras. Trees should be placed in areas void of lights and camera coverage.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Reviewed, no adverse comments.

FIRE DEPARTMENT/Planning

No comments received.

TRANSIT DEPARTMENT

No comments received.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

P#1002132 Guardian Storage, (A-11)
16EPC-40001 Reviewed. No comment.
16EPC-40002 Reviewed. No comment.
16EPC-40003 Reviewed. No comment.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no impacts on the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

Reviewed, no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

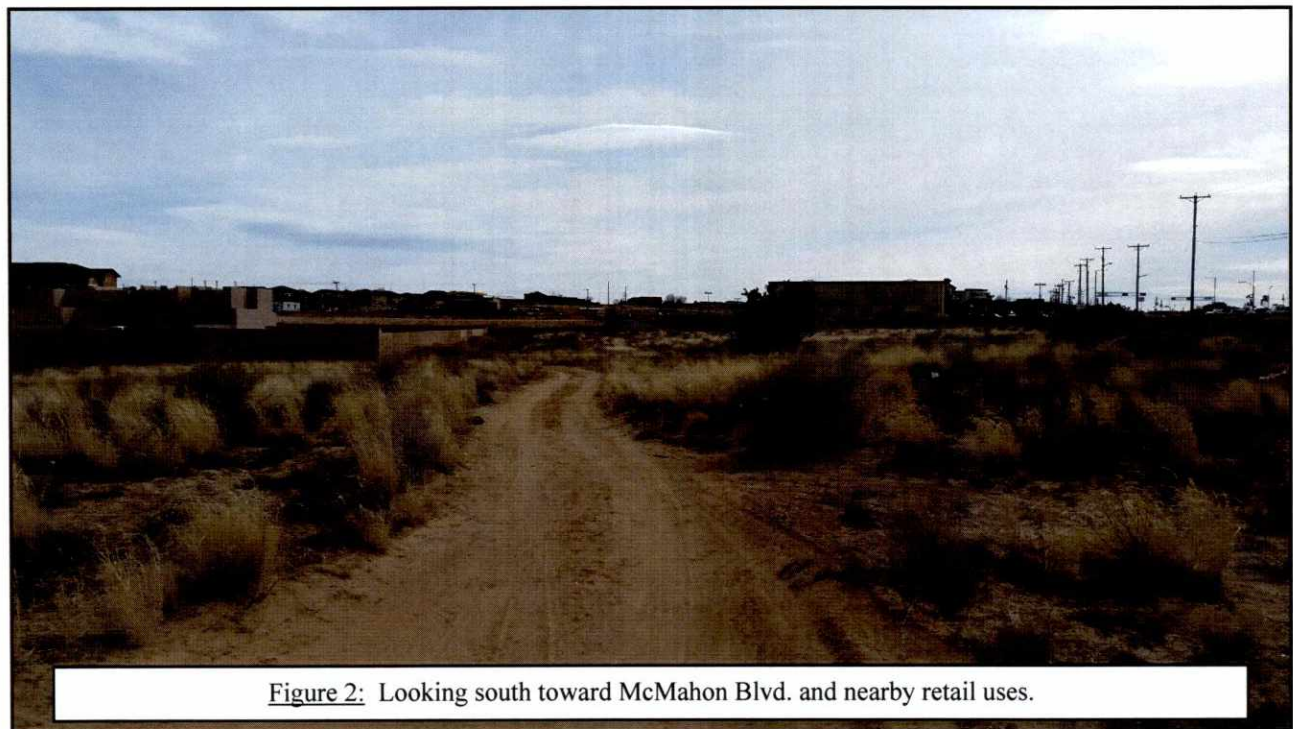
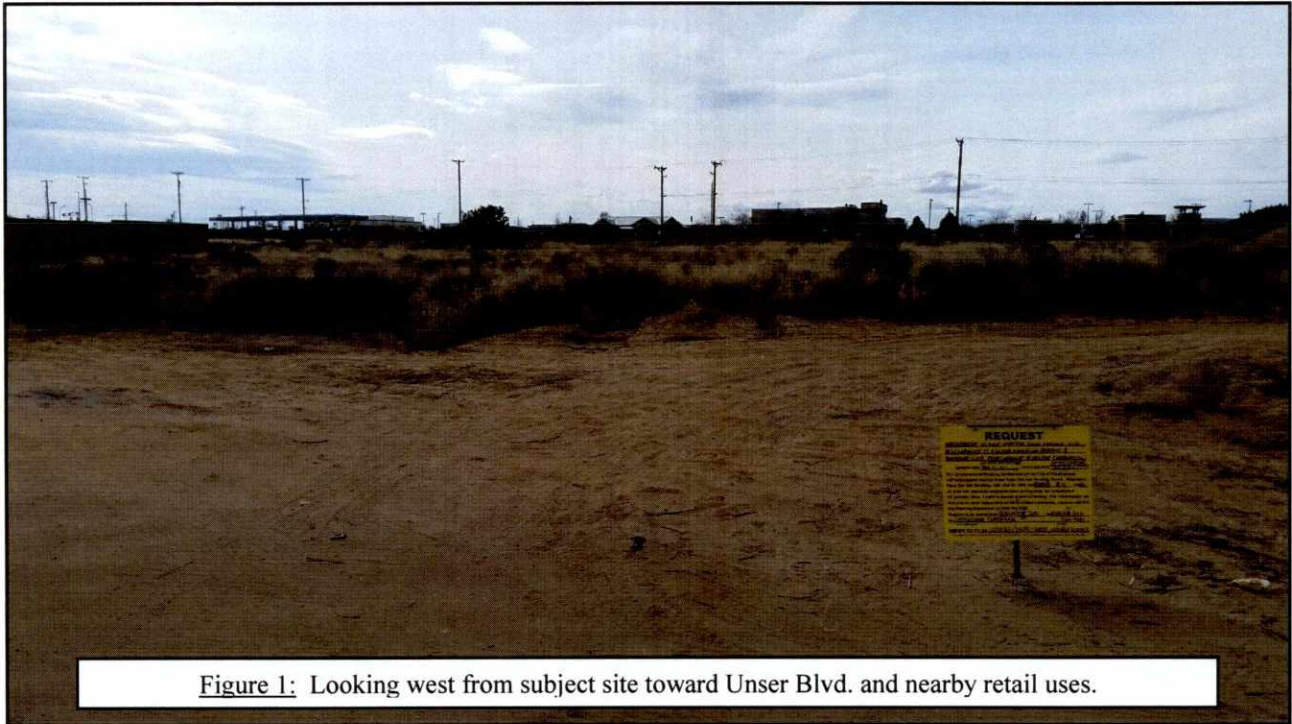
No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1002132 Zone Change, Site Development Plan for Subdivision and Site Plan for Building Permit (Storage Facility on Unser Blvd north of McMahon Blvd NW) 16EPC-40001; 16EPC-40002; 16EPC-40003

1. An existing overhead distribution line is located along the western boundary of the subject property on the east side of Unser Blvd NW. On Sheet 2 of 6, Guardian Storage Landscape Plan, the proposed tree selections are not a compatible height with the existing overhead electric distribution facility on Unser Blvd. NW. Shorter tree selections at mature height are necessary at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.
2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project and to coordinate proposed sign location and height, tree location and height, and lighting height in order to ensure sufficient safety clearances from existing overhead electric distribution facilities. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107



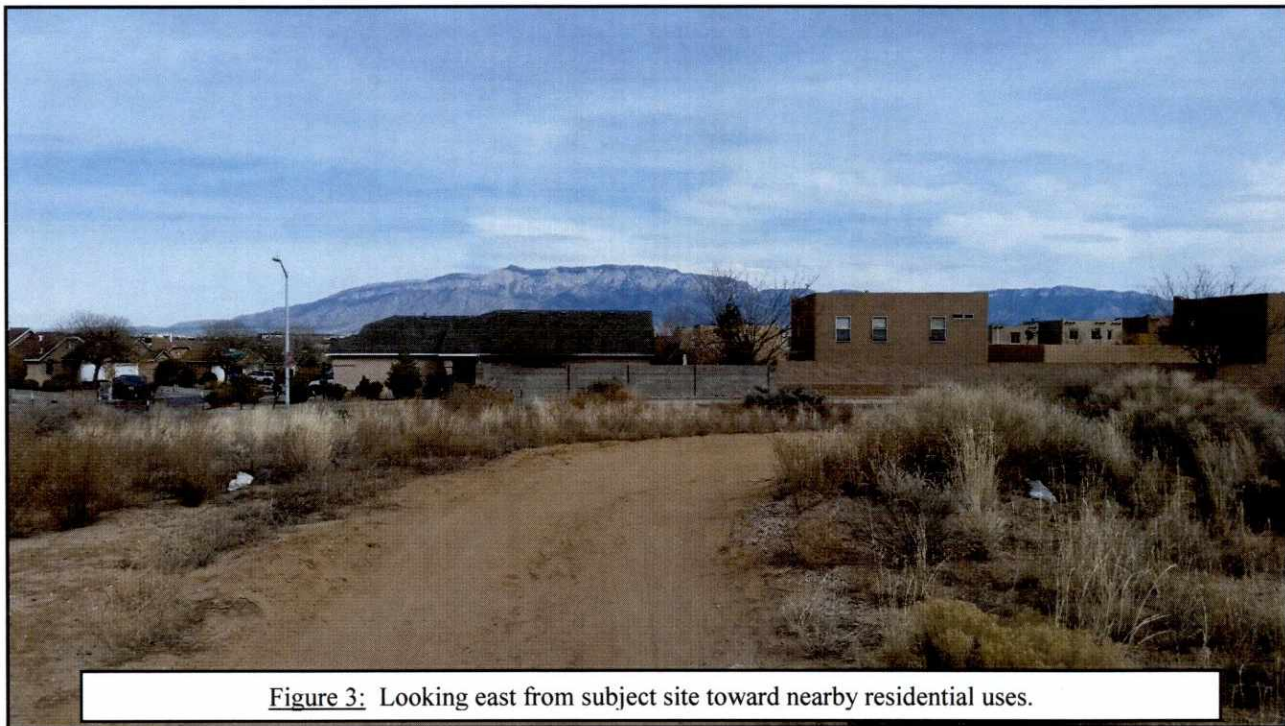


Figure 3: Looking east from subject site toward nearby residential uses.

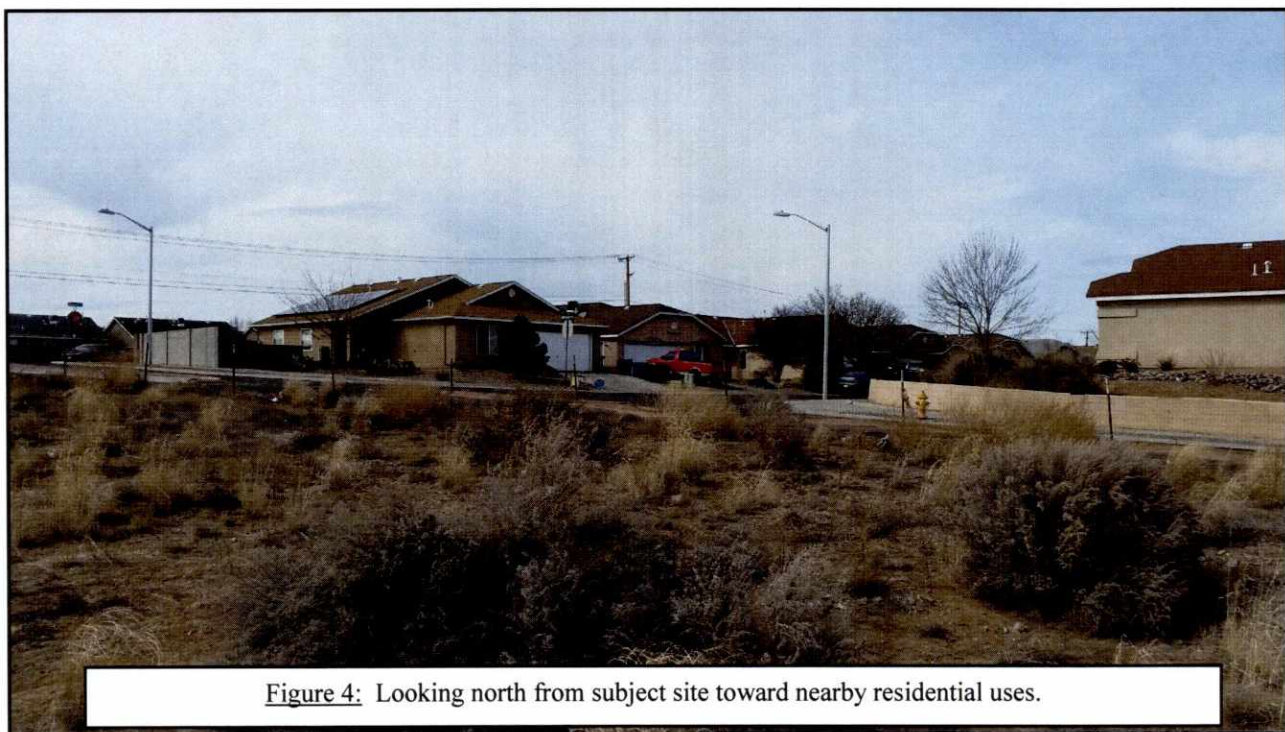


Figure 4: Looking north from subject site toward nearby residential uses.

R-270-1980

Policies for Zone Map Change Applications

The following policies for deciding zone map change applications pursuant to the Comprehensive City Zoning Code are hereby adopted:

(A) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

(B) Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

(C) A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments there, to, including privately developed area plans which have been adopted by the city.

(D) The applicant must demonstrate that the existing zoning
is inappropriate because:

(1) There was an error when the existing zone map pattern was created; or

(2) Changed neighborhood or community conditions justify the change; or

(3) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

(E) A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

(F) A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

(1) Denied due to lack of capital funds; or

(2) Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

(G) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

(H) Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

(I) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

(1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

(J) A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

(1) The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and

(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

(Res. 270-1980, approved 12-30-80)

UNSER BOULEVARD DESIGN OVERLAY ZONE

The Unser Boulevard Design Overlay Zone is intended to provide specialized sign controls for the area surrounding Unser Boulevard between Interstate 40 and the Sandoval County line. The Overlay Zone regulations apply to all non-residential zones and any residential zones allowing off-premise signs. In the case where the underlying zone's sign regulations differ from those of the Overlay Zone, the more restrictive shall apply.

Signs within the Overlay Zone boundaries shall comply with the General Sign Regulations (Section 40.E.) of the Zoning Code with the following provisions and exceptions:

1. No off-premise signs are allowed.
2. On-premise signs shall meet the following standards:
 - a. Location:
 1. Signs shall be limited to wall signs and free-standing signs.
 - b. Number:
 1. One wall sign shall be permitted per facade per business.
 2. One free-standing sign shall be permitted per street frontage per premises, except on premises larger than 12 acres a second free-standing sign is permitted on any given street frontage greater than 1,500 linear feet.
 - c. Size:
 1. The size of wall signs shall not exceed the following:

<u>For facade area of:</u>	<u>Allowable sign size:</u>
under 2,500 sq.ft.	12% of the facade area to which they are applied
2,500-5,000 sq.ft.	300 sq.ft.
5,001-7,500 sq.ft.	350 sq.ft.
7,501-10,000 sq.ft.	400 sq.ft.
10,001 sq.ft. and up	450 sq.ft.
 2. The size of a free-standing sign shall not exceed 75 square feet.
 - d. Height:
 1. Height of a wall sign shall not exceed the height of the wall to which it is attached.
 2. Height of a free-standing sign shall not exceed 12 feet.
3. Signs that are portable, fixed on a movable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or movable vehicles, or made easily movable in any manner are not permitted.
4. Signs located on rocks, trees or other natural features are not permitted.
5. Signs located on cooling towers, storage tanks, water towers, smokestacks, chimneys, or similar structures are not permitted.
6. No illuminated sign or any illuminated element of a sign may turn on and off or change in brightness. No sign or any part of a sign may move or rotate.

A

NORTH

3/92

1" = 3000'

UNSER DESIGN OVERLAY ZONE
(Extends approximately 500 ft. from centerline of road; will follow final alignment of roadway for unbuilt sections)



ALBUQUERQUE MUNICIPAL BOUNDARY

C

IRVING

PARADISE

PASEO DEL

ALTERNATIVE ROUTES

MONTANO

COORS

F

UNSER

G

OURAY

ATLISCO

CITY of ALBUQUERQUE
NINTH COUNCIL

COUNCIL BILL NO. C/S R-14

ENACTMENT NO.

95-1992

SPONSORED BY: Alan B. Armijo

RESOLUTION

ADOPTING AND MAPPING THE UNSER BOULEVARD DESIGN OVERLAY ZONE.

WHEREAS, the Council, the governing body of the City, has the authority to adopt plans for physical development within the planning and platting jurisdiction of the City, as authorized by New Mexico statutes and by the City Charter as allowed under home rule provisions of the New Mexico Constitution; and

WHEREAS, the planned and partially existing arterial street running northward from the Unser/I-40 Interchange to the Sandoval County line will be one of the most important streets in Albuquerque, providing access to much currently undeveloped property on the city's west side; and

WHEREAS, Unser Boulevard will offer significant views of the Rio Grande Valley, the Sandia Mountains and the west mesa escarpment and volcanoes; and

WHEREAS, establishing specialized sign controls for the Unser corridor is an important step in protecting the area's unique views and in providing the best possible visual image for those travelling on this new roadway; and

WHEREAS, Unser Boulevard is planned to be a parkway with a very high quality appearance; and

WHEREAS, Unser Boulevard will be a principal entranceway to the Petroglyph National Monument and will run along its boundary; and

WHEREAS, the above circumstances constitute a change in area conditions which justify this overlay zone; and

WHEREAS, the Environmental Planning Commission has recommended a Design Overlay Zone regulating signs within the Sunport Corridor; and

WHEREAS, the Environmental Planning Commission recommendation included revised sign regulations for the Unser Corridor.

Underscored Material - New
[Bracketed Material] - Deletion

Underscored Material - New
[Bracketed Material] - Deletion

1 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
2 ALBUQUERQUE:

3 That the area shown on the attached Exhibit 1, "Unser Design Overlay Zone
4 Boundary," is zoned with the Design Overlay Zone in addition to the previously mapped
5 zones, and the regulations which apply as a result of this overlay zone are those
6 specified on the attached Exhibit 2, "Unser Boulevard Design Overlay Zone," both of
7 which exhibits are made a part hereof.

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Underscored Material - New
[Bracketed Material] - Deletion

1 PASSED AND ADOPTED THIS 29th DAY OF June, 1992.
2 BY A VOTE OF 8 FOR AND 0 AGAINST.

3 Yes: 8
4 Excused: Gallegos

5
6 Pauline K. Gubbels
Pauline K. Gubbels, President
7 City Council

8
9 APPROVED THIS 9th DAY OF July, 1992.

10
11 Louis E. Saavedra
12 Louis E. Saavedra, Mayor
13 City of Albuquerque

14 ATTEST:

15 [Signature]
16 City Clerk
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HISTORY

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: January 19, 2001

OFFICIAL NOTIFICATION OF DECISION

Richard Smith
P.O. Box 372
Cedar Crest, NM, 87008

FILE: 00110 00000 01623/00128 00000 01514
LEGAL DESCRIPTION: for Paradise Heights,
Unit 3, located on the northeast corner of Unser
and McMahon, containing approximately 20
acres. (A-11) Russell Brito, Staff Planner

On January 18, 2001, the Environmental Planning Commission voted to approve 00110 00000 01623, a zone map amendment from R-1 to SU-1 for Mixed Use (for that portion of the site within the designated Village Center): C-1 Permissive Uses Including Package Liquor Sales Ancillary to a Retail Grocery of 20,000 Square Feet Minimum and Restaurant with Alcoholic Drink Sales for On-Premise Consumption and Excluding Automobile Related Retail and Services Uses and Drive-Up Facilities (Maximum 1.4 Acres); O-1 Uses; and R-2 Uses (Minimum of 35% of the Gross Property Area) AND from R-1 to SU-1 for R-2 Uses (for that portion of the site outside of the designated Village Center), for Tracts 6, 7 and 7A, Paradise Heights Unit 3, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment from R-1 zoning to SU-1 for R-2 and SU-1 for Mixed Use (Commercial, Office and Residential) zoning, for an approximately 17 acre site located near the intersection of McMahon and Unser Boulevards NW.
2. This is a request to reaffirm zoning that was approved by the Environmental Planning Commission in 1998 (Z-97-120), but not finalized.
3. The establishment of SU-1 for Mixed Use (Commercial, Office and Residential) zoning furthers the applicable *Comprehensive Plan* policies by allowing for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
4. The establishment of SU-1 for Mixed Use (Commercial, Office and Residential) zoning furthers the applicable policies of the *West Side Strategic Plan* by providing for neighborhood commercial, public and quasi-public uses with pedestrian and bicycle linkages to adjacent and nearby neighborhoods.

5. The requested zoning furthers the policies of the *Westside/McMahon Corridor Transportation and Land Use Guide* by being generally consistent with the density, type and hierarchy of uses as illustrated in Attachment A of the Guide.
6. The request meets the requirements of R-270-1980, specifically: the existing zoning is inappropriate because of changed neighborhood or community conditions and a different use category is more advantageous to the community as articulated in the *West Side Strategic Plan* and the *Westside/McMahon Corridor Transportation and Land Use Guide*.
7. Only that portion of the subject site within the West Side Strategic Plan designated Village Center boundaries are proposed to allow commercial uses. The remaining portion of the site outside of the Village Center is proposed to be zoned SU-1 for R-2 Uses.
8. This zone map amendment is accompanied by a site development plan for subdivision that demonstrates how the zoning will be utilized. The site should be replatted to reflect the boundaries of the approved zoning.

CONDITIONS:

1. The site shall be replatted to reflect the boundaries of the approved zoning.

On January 18, 2001, the Environmental Planning Commission voted to approve 00128 00000 01514, a site development plan for subdivision, for Tracts 6, 7 and 7A, Paradise Heights Unit 3, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 17 acre site located near the intersection of McMahon and Unser Boulevards NW.
 2. This site plan request is nearly identical to an EPC approved, but not signed-off site plan from 1999 (Z-99-112). This site plan request accompanies a request to reaffirm zoning that was approved by the EPC in 1998 (Z-97-120), but not finalized.
 3. The submitted site plan furthers the applicable goals and policies of the *Comprehensive Plan* by proposing the development of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
-

4. The submitted site plan furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing the development of the Village Center with a land use and lot configuration that encourages neighborhood commercial, public and quasi-public uses, and other uses appropriate for Village Centers.
5. The submittal conforms to the density, type and hierarchy of uses as illustrated in the *Westside/McMahon Corridor Transportation and Land Use Guide*.
6. The requirements of the *Zoning Code* for a site development plan for subdivision have been met by this submittal.
7. The proposed property line boundary adjustment should occur at the time of platting at the Development Review Board and should not affect the approved zoning or land use allotments for this site or the adjacent site.

CONDITIONS:


1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The proposed property line boundary adjustment shall occur at the time of platting at the Development Review Board and shall not affect the approved zoning or land use allotments for this site or the adjacent site.
3. Public Works Department Conditions:
 - a. Completion of the required TIS must be done prior to the submittal of the site plan for building permit for any of the parcels regardless of the proposed land use. Access to the adjacent major streets including Unser Boulevard will be determined as part of the required TIS.
 - b. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
 - c. This project shall help complete McMahon and the signal at McMahon / Unser, and possibly the McMahon / Ellison / Golf Course intersection.
4. The 2 monument village signs shall have a maximum height of 12 feet.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **FEBRUARY 2, 2001** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

for Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102
William Davis, Skies West Neigh. Assoc., 10636 Capricorn Pl. NW, Albuquerque, NM 87114
Joanne Wobb, Skies West Neigh. Assoc., 10724 Capricorn Pl. NW, Albuquerque, NM 87114
Ric Nordgren, Horizon Hills Neigh. Assoc., 10600 Sole Rosso Ct. NW, Albuquerque, NM 87114
Julia Wilson, Horizon Hills Neigh. Assoc., 5705 Carmen Rd. NW, Albuquerque, NM 87114

ZONING

Refer to Section 14-16-2-22 of the Comprehensive Zoning Code for specifics regarding the Special Use Zone, Section 14-16-2-15 for specifics regarding the O-1 Zone and Section 14-16-2-16 for specifics regarding the C-1 Zone. Please also note that the Westside McMahon Study (Council Enactment 117-1999) can be found as Appendix A of the most recent version of the West Side Strategic Plan located on the Publications Page of the City of Albuquerque Planning Department website.

APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION

- ☐ Major subdivision action
☐ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☒ for Subdivision **AMENONMENT**
☒ for Building Permit
☐ Administrative Amendment (AA)
☐ Administrative Approval (DRT, URT, etc.)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- ☐ Annexation

V ☒ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
P ☐ Adoption of Rank 2 or 3 Plan or similar
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D ☐ Street Name Change (Local & Collector)

L A **APPEAL / PROTEST of...**
☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): JAMES STORZIER / CONSENSUS PLANNING PHONE: (505) 764-9801
ADDRESS: 302 8th St NW FAX: (505) 842-4295
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com
APPLICANT: PAUL HEDGES / GUARDIAN STORAGE PHONE: (505) 450-6385
ADDRESS: 9221 EAGLE RANCH RD NW FAX: (505) 898-1309
CITY: ALBUQUERQUE STATE NM ZIP 87114 E-MAIL: phhedges@hotmail.com
Proprietary interest in site: ☐ List all owners: RICHARD SMITH

DESCRIPTION OF REQUEST: ZONE MAP AMENDMENT, AMENDMENT TO AN EXISTING SITE PLAN FOR SUBDIVISION, AND SITE PLAN FOR BUILDING PERMIT FOR A VACANT 2.6 acre site.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. A-1, C Block: — Unit: —
Subdiv/Addn/TBKA: VILLAGE CENTER NORTH
Existing Zoning: SU-1 for Major Use - C-1, O-1 Proposed zoning: SU-1 for Major Uses and C-1, O-1, and storage uses indoor MRGCD Map No. —
Zone Atlas page(s): A-11 UPC Code: 101106639844210103
101106641943710135

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 100836, 1002132
7-97-120

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? No
No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 2.6

LOCATION OF PROPERTY BY STREETS: On or Near: UNSER BOULEVARD

Between: SUMMIT RIDGE DR and MCMAHON BOULEVARD

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team (PRT) ☐ Review Date: —

SIGNATURE

[Signature] DATE 1.28.2016
(Print Name) JAMES K. STORZIER, AICP Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 11/2014

- ☐ **INTERNAL ROUTING**
☒ All checklists are complete
☒ All fees have been collected
☒ All case #s are assigned
☒ AGIS copy has been sent
☒ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers

16EPC - 40001
16EPC - 40002
16EPC - 40003

Action

A2M
SBP
A5PS
ADV
CMF

S.F.

Fees

\$350.00
\$385.00
\$285.00
\$75.00
\$50.00
Total
\$1115.00

Hearing date

March 5, 2016

[Signature]
Staff signature & Date

Project # 1002132

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- ☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16)** **Maximum Size: 24" x 36"**
☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**
 ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 ___ Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
 For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 ___ Site plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Completed Site Plan for Subdivision and/or Building Permit Checklist
 ___ Sign Posting Agreement
 ___ Traffic Impact Study (TIS) form with required signature
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- ☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15)** **Maximum Size: 24" x 36"**
☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**

- ☒ **5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval**
☒ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
☒ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
 (Folded to fit into an 8.5" by 14" pocket.) **20 copies**
☒ Site Plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
☒ Letter briefly describing, explaining, and justifying the request
☒ Letter of authorization from the property owner if application is submitted by an agent
☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
☒ Sign Posting Agreement
☒ Completed Site Plan for Subdivision and/or Building Permit Checklist
☒ Traffic Impact Study (TIS) form with required signature
☒ Fee (see schedule)
☒ List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- ___ Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
 ___ Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
 ___ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
 ___ Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
 ___ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
 ___ Registered engineer or architect's stamp on the Site Development Plans
 ___ Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- ☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01)** **Maximum Size: 24" x 36"**
☒ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- ☒ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
☒ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
☒ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
☒ Site plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
☒ Zone Atlas map with the entire property(ies) clearly outlined
☒ Letter briefly describing, explaining, and justifying the request
☒ Letter of authorization from the property owner if application is submitted by an agent
☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
☒ Sign Posting Agreement
☒ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
☒ Traffic Impact Study (TIS) form with required signature
☒ Fee (see schedule)
☒ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

James Strozzer, AICP
 Applicant name (print)
Sal Palmer for Jim Strozzer
 Applicant signature / date



- ☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
116EP - 40002
116EP - 40003
 - - -

Form revised November 2010

Vij 1-28-16
 Planner signature / date
 Project #: 1002132

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

☐ ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements (see below).
 - *Annexation and establishment of zoning must be applied for simultaneously.*
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined and indicated
 - NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter describing, explaining, and justifying the request
 - NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Board of County Commissioners (BCC) Notice of Decision
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

☐ SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)

(Unadvertised)

☐ SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)

(Public Hearing)

☐ SDP PHASE II - DRB FINAL SIGN-OFF

(DRBPH2)

(Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
- Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
- Zone Atlas map with the entire plan area clearly outlined and indicated
- Letter describing, explaining, and justifying the request
- Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
- Traffic Impact Study (TIS) form (for EPC public hearing only)
- Fee for EPC final approval only (see schedule)
- List any original and/or related file numbers on the cover application

Refer to the schedules for the dates, times and places of DRB and EPC hearings.

Your attendance is required.

☒ AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- ☒ Zone Atlas map with the entire property clearly outlined and indicated
 - ☒ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - ☒ Letter of authorization from the property owner if application is submitted by an agent
 - ☒ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - ☒ Sign Posting Agreement form
 - ☒ Traffic Impact Study (TIS) form
 - ☒ Fee (see schedule)
 - ☒ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

☐ AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

☐ AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
 - Traffic Impact Study (TIS) form
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

☐ AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter describing, explaining, and justifying the request
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

James K. Strozier, AICP

Applicant name (print)

1-28-2016

Applicant signature & Date

Revised: June 2011

- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers

16EPC - 40001

Project #

1002132

Staff signature & Date

1-28-16

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: GUARDIAN STORAGE DATE OF REQUEST: 01/21/16 ZONE ATLAS PAGE(S): A-11

CURRENT:

ZONING SU-1/MV C-1 + O-1
PARCEL SIZE (AC/SQ. FT.) 2.6 acres

LEGAL DESCRIPTION:

LOT OR TRACT # A-1; C BLOCK # _____
SUBDIVISION NAME VILLAGE CENTER

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE [☒] From SU-1/MV C-1 + O-1 To SU-1/MV + STORAGE
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [☒] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [☒]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 3
BUILDING SIZE: RETAIL 3,000 (sq. ft.)
STORAGE 88,200 + 900 office

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Sal Pordun DATE 1/21/16

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [☒] BORDERLINE []

THRESHOLDS MET? YES [] NO [☒] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

John B. Smith
TRAFFIC ENGINEER

1.21.16
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / / TRAFFIC ENGINEER _____ DATE _____

Revised January 20, 2011

January 14, 2016

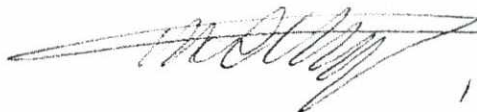
Mr. Peter D. Nicholls, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Chairman Nicholls,

As owners of the property, Consensus Planning, Inc. is hereby authorized to represent us in all matters regarding the application, processing, and representation before the Environmental Planning Commission for our property on Unser Boulevard. This authorization shall include any subsequent action through DRB.

The property is legally described as Village Center North Subdivision, Lot A1 and C, Albuquerque, Bernalillo County, New Mexico.

Sincerely,

 , Broker for Richard Smith

1/14/16



February 22, 2016

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Re: Zone Map Amendment, Site Plan for Subdivision Amendment, and Site Development Plan for Building Permit

Landscape Architecture
Urban Design
Planning Services

Dear Chairman Hudson:

302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The following request is for a Zone Map Amendment, Amendment to an existing Site Development Plan for Subdivision, and Site Development Plan for Building Permit for a 2.6 acre property located north of Unser Boulevard and McMahon Boulevard. The property is legally described as Village Center North Subdivision, Lot A1 and C. The site is 2.6 acres and is comprised of two lots. The western lot is zoned SU-1 for Mixed Use – C-1 Uses and the eastern lot is zoned SU-1 for Mixed Use – O-1 Uses. The site is located within the Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan. The property is located within the Rank 2 West Side Strategic Plan, Seven Bar Ranch Community. The site is just outside of the Unser/McMahon Neighborhood Center, as defined in the West Side Strategic Plan. The site also falls under the Unser Boulevard Design Overlay Zone, which primarily regulates signage. The site is located within the Unser/McMahon Village Center North Site Plan for Subdivision.



SITE AERIAL

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Piror, PLA, ASLA



CONSENSUS

PLANNING

Project Description

The purpose of this application is to request a Zone Map Amendment, Site Development Plan for Building Permit, and Amendment to a Site Plan for Subdivision to allow for the development of a vacant 2.6 acre site for a self-contained, climate-controlled storage building with retail shops and the office along the western side of the structure facing Unser Boulevard. The current zoning is SU-1 for Mixed Use and we are requesting a Zone Map Amendment to SU-1 for Mixed Use for C-1, O-1, and Indoor Storage. The Site Plan for Subdivision will be amended to include the new zoning and new tract, which is a consolidation of Tracts A-1 and C. The design standards are to remain the same and are strictly followed in the Site Plan for Building Permit.

Guardian Storage provides indoor climate-controlled storage in an attractive structure designed to look similar to an office building. The company is local, family owned, and provides units from 25 square feet up to 300 square feet. In general, storage facilities require minimal parking and generate far less traffic than a typical retail center or office building. The indoor storage use will have one on-site manager and access to the building is through a secure gate.

The proposed storage facility is planned to be a three-story building with glass and finished building materials. The site will contain two access points; an entrance and exit from Summer Ridge Road and exit onto Pinnacle Peak Drive. The storage facility will be accessed through a security gate on the southwest corner of the building. Vehicles will exit through a gate on the southeast side of the building to Pinnacle Peak Drive. Two porte-cocheres will be located on the south side of the building to provide covered access to the storage facility for customers. The retail shops and the office will have storefronts facing Unser Boulevard. Nineteen parking spaces will be provided along the front of the building, plus an additional handicap and motorcycle space, and bicycle rack.





CONSENSUS

PLANNING

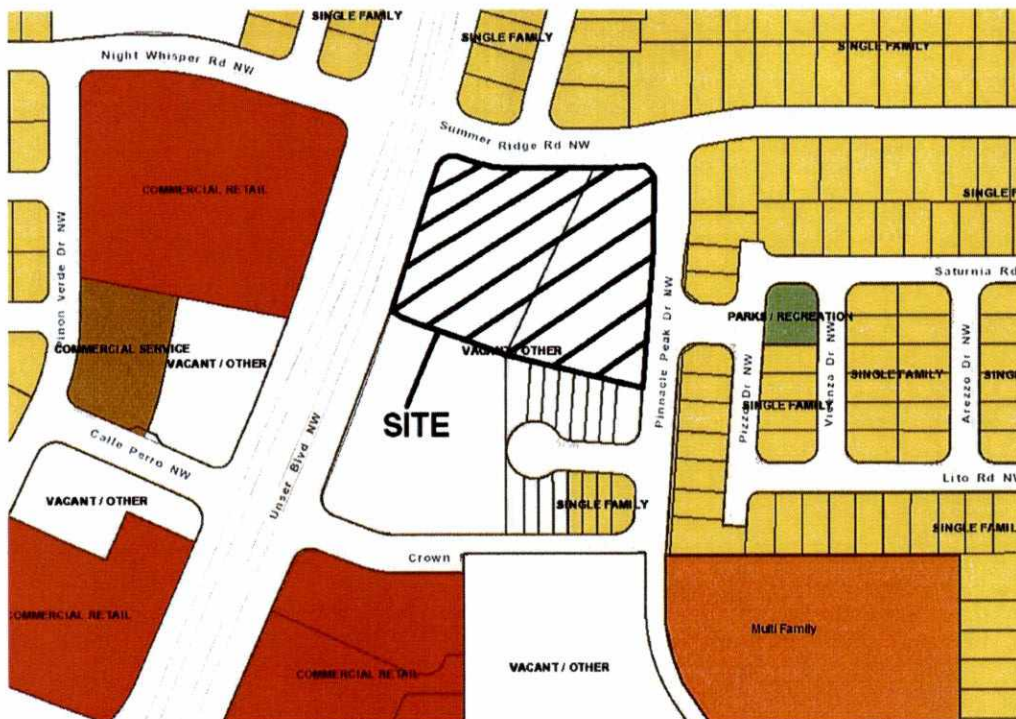
ZONING MAP

Surrounding Development

The proposed site is located in a residential and retail community with excellent access to Unser, a principal arterial. The surrounding area is made up of relatively new development. This part of Albuquerque is sited by developers as an area of new and continued growth, especially in the housing industry. The West Side Strategic Plan projects that the McMahon/Unser Neighborhood Center, which is located just south of the subject property, will serve 5,638 people by 2020. These projections confirm that the area is an important growth area for the City.

Adjacent Zoning and Land Uses

North	R-1	Single-Family Residential
East	R-1	Single-Family Residential
South	SU-1	Vacant and Single-Family Residential (Townhomes)
West	SU-1	Retail Commercial



LAND USE MAP

Justification – Resolution 270-1980

(A) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

Applicant's Response: The proposed zone change is consistent with the health, safety, morals, and general welfare of the City. The request will allow for the development of a quality, climate-controlled, indoor storage facility that will provide for the needs of the surrounding community. Guardian Storage has found a need for indoor storage not only in this part of the City, but throughout the Albuquerque



metro. The subject property is site plan controlled, which will ensure the development is consistent with the health, safety, morals, and general welfare of the City. Proper site lighting and code-accessed security gates will further promote safety throughout the facility. An on-site manager will monitor activity at the storage facility during business hours.

The development is mixed-use and will provide needed neighborhood retail development. The proposed development will help to fill the area's retail void and therefore decrease transit times for residents in the area. Any decrease in vehicular time traveled is consistent with the health, safety, and general welfare of the City.

(B) Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

Applicant's Response: The proposed zone change does not negatively affect the stability of land use and zoning in the area. It will permit a use that is similar in character to an office use in terms of building typology, but generates far less traffic and requires minimal land devoted to parking, which is consistent with the goals and policies of the West Side Strategic Plan. The combination of indoor storage with retail shops fulfills the mixed use intent of the zone while also meeting a community need for storage. This request is being submitted for review in conjunction with a site plan for building permit that illustrates the quality of the intended development. The site will also adhere to the design standards outlined within the Unser/McMahon Village Center North Site Plan for Subdivision, which ensures development and design that is in keeping with the surrounding neighborhood.

(C) A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments there, to, including privately developed area plans which have been adopted by the city.

ALBUQUERQUE/BERNALILLO COMPREHENSIVE PLAN

II. B. 5. Developing and Established Urban Areas

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

Policy d – The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.



Applicant's Response: The proposed mix of uses includes small retail shop spaces along with indoor storage. The retail will provide more intense street level activity that is balanced with the low traffic generating service use of indoor storage. This combination of uses respects the carrying capacity of the adjacent street network and will provide street and sidewalk improvements. The development will create both a buffer and transition between Unser Boulevard and the Villa De Villagio Neighborhood Association. The building will help block traffic noise from the busy arterial and provide a low impact, low traffic generating use adjacent to the neighborhood.

The site is located along the Route 155 ABQ Ride Bus Route, with a stop located just north of Summer Ridge Road. A pedestrian path will connect the existing sidewalk along Unser to the building. A bike lane is provided along Unser Boulevard to allow for other transit options to the site.

Policy e – New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Applicant's Response: The vacant site is contiguous to existing services and facilities. Similar retail and service establishments are located to the south and west of the property, including Walgreens, a Valero gas station, and the Village Center that includes the Marble Tap Room and Snap Fitness 24/7. The subject property will be site plan controlled and will include landscaping, setbacks, etc, to ensure that the integrity of the existing neighborhood is kept.

Policy i – Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Applicant's Response: The proposed development is located adjacent to the Villa De Villagio Neighborhood Association. The development will provide for street level retail space and an indoor, climate-controlled storage facility. Both uses will be primarily active during the day and thus complementing the adjacent residential neighborhood. The storage facility is a low traffic generating use and will not attract a significant increase in traffic to the area. Through design, most of the traffic activity will be guided to the front of the property along Unser, via Summer Ridge Road.

The structure will complement the residential areas by providing both a buffer and a transition to the neighborhood. The building will block traffic noise from the heavily travelled Unser Boulevard, while also providing a low impact use that will transition nicely into the neighborhood.



Policy k – Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

Applicant's Response: The property lies adjacent to Unser Boulevard and established residential neighborhoods. The design of the site will ensure minimal harmful effects on traffic, livability, and safety. This will be accomplished by providing access to and from the property via Summer Ridge Road and Pinnacle Peak Drive. There will be no ingress and egress along Unser Boulevard. Primary access to the property from Summer Ridge Road will be in line with W Rim Road to provide enough of a buffer from cars turning off of Unser Boulevard. Access from Pinnacle Peak Drive will be used for exiting vehicles only from the storage facility and will be directly across from Villagio Ave NW to ensure safety at the intersection.

The proposed facility will generate far less traffic than a typical retail and office use. The majority of traffic to and from the property will be off of Summer Ridge Road, which will not impact a majority of the nearby neighborhood.

Policy l – Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

Applicant's Response: The proposed development will ensure quality and innovation in design that is in harmony with the adjoining properties. Guardian Storage has developed several high-quality, indoor storage facilities across the metro area. Design of the facility will include modern techniques that are consistent with the surrounding area. Exterior walls will contain glass, finished building materials, and other features to produce a more intriguing and visually appealing design. The facades are recessed from the corners of the building and awnings will line a portion of the building frontage along Unser Boulevard to create a pedestrian scale environment and visual complexity. Street trees will be provided along Unser Boulevard to spruce up the public right-of-way.



CONSENSUS

PLANNING



GUARDIAN STORAGE ON HOLLY AVENUE

II. C. 4. Noise

The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy b – Construction of noise sensitive land uses near existing noise sources shall include strategies to minimize adverse noise effects.

Applicant's Response: The proposed development is not a noise intensive use and will have minimal to no adverse noise effects on the surrounding neighborhood. The retail establishments will have daytime traffic, but their location in relation to the surrounding neighborhoods are buffered by the storage facility. The proposed development will provide a benefit by acting as a buffer between traffic noise along Unser Boulevard and the existing neighborhoods.

II. C. 8. Developed Landscape

The Goal is to maintain and improve the natural and the developed landscapes' quality.

Policy d – Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

Applicant's Response: The proposed development will include landscaping within the adjacent public and private rights-of-way, street trees, and xeric plant materials to provide a pleasing visual environment consistent with the surrounding neighborhoods. The north east corner of the property will not contain any structures and the land in this area will be landscaped to create a buffer between the adjacent neighborhood and the proposed development. Taller landscaping will be designed to the north east corner of the property to soften the relationship between the building and the adjacent neighborhood.



II. D. 6. Economic Development

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy g – *Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.*

Applicant's Response: Although the proposed development is not within a defined Activity Center, it lies one lot away from the Unser/McMahon Neighborhood Center of the West Side Strategic Plan. The proposed development is mixed-use and its proximity to the surrounding homes and neighborhood center promote walkability in a predominantly automobile-centric area of the City. Providing necessary services will reduce travel times for residents in the area. The site is located along Bus Route 155, with a stop less than one block north on Unser. The pedestrian path along Unser will connect with the retail establishments via a new sidewalk through the property. A bike lane is provided along Unser Boulevard that will allow for other transportation options to the site.

The development will support retail growth in an area of the City that is predominantly residential. The two proposed retail establishments will promote employment and other economic development efforts, such as Gross Receipts Tax growth.

II. D. 8. Human Services

The Goal is to site human service facilities in locations that provide the greatest possible access to services, and to consider human rights and human service needs in development and redevelopment throughout the Plan area.

Policy c – *Development's negative effects upon individuals and neighborhoods shall be minimized.*

Applicant's Response: The proposed development will minimize negative effects upon the surrounding neighborhood. The development will act as a buffer between the existing homes and traffic noise from Unser Boulevard. Access to and from the property will be minimal, by nature of the uses, and will have little impact on the surrounding roads. All traffic related to the retail establishments will be through the access point off of Summer Ridge Road.



WEST SIDE STRATEGIC PLAN

B. 1. Neighborhoods and Clusters

***Policy 1.3** – Strip commercial development shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the centers are strongly discouraged, in order to reinforce the Neighborhood and Community Centers. Changes of commercial and office zoning outside the centers to residential use is encouraged except where area schools are at or over design capacity. In cases where schools are at or over design capacity, zone changes from non-residential to residential uses should be denied unless the applicant demonstrates that the proposed development will create no net expense in enrollment for area schools. This policy is meant to impact the design and layout of commercial areas and their connections to adjacent development and to encourage clustering of commercial and office uses in activity centers. It is not intended to rezone allowed commercial uses.*

Applicant's Response: The proposed development is not considered strip commercial development. The site is located one lot away from the Unser/McMahon Neighborhood Center and naturally acts as an extension of the Center, similar to the Village Center across Unser Boulevard. The project will balance out the jobs to housing distribution on the West Side and help decrease automobile reliance. The development will be mixed-use and will increase the concentration of development.

***Policy 1.17** – The City shall encourage co-location of public services such as schools, libraries, community/senior/multi-service centers, parks, retail and commercial services in Community and Neighborhood Activity Centers.*

Applicant's Response: The site is located just outside the Unser/McMahon Neighborhood Center and acts as an extension of the Neighborhood Center. The proposed development will feature mixed-use development that will enhance the area. The indoor storage facility will co-locate with two retail establishments to provide needed services for residents on the West Side.

Seven Bar Ranch Community

***Policy 3.4** – Several clusters of neighborhoods will develop within the Seven Bar Ranch Community. Each of these shall be served by a Neighborhood Center, so neighborhood commercial, public and quasi-public uses, and other uses appropriate for such Centers shall be encouraged. The lowest density single family residential development shall not occur within these Centers, but must have safe pedestrian and bicycle access to them.*

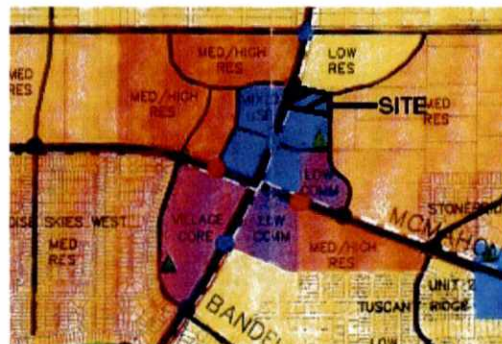
Applicant's Response: The site is located within the Seven Bar Ranch Community and just outside the Unser/McMahon Neighborhood Center. The proposed development is mixed use and will directly serve the Neighborhood Center by providing neighborhood scale retail establishments and storage for the nearby homes. The site will have pedestrian and bicycle access through planned sidewalks, an existing bicycle lane along Unser Boulevard, and multi-use trail.

Enactment 117-1999 – Establishing a policy for key decisions on land use and transportation for the Westside-McMahon Corridor; Receiving the Westside-McMahon land use and transportation guide; Amending the West Side Strategic Plan by adding reference to the Westside McMahon transportation and land use policy set forth herein.

Whereas, the Westside-McMahon Corridor encompasses two of the activity centers identified by the Westside Strategic Plan.

Whereas, the transportation and land use guide has been prepared for the undeveloped portions of the Westside-McMahon corridor that identifies an arrangement of higher density and mixed land uses, and that creates an opportunity for reduced automobile use and encourages the use of transit, bicycle, and pedestrian modes.

Applicant's Response: The subject property is located adjacent to the Unser/McMahon Activity Center and acts as an extension of the center by nature of its use. The site will be mixed-use and will be made up of both retail and storage uses. The retail will provide more intense street level activity that is balanced with the low traffic generating service use of indoor storage. This combination of uses respects the carrying capacity of the adjacent street network and will provide street and sidewalk improvements.



The site is located adjacent to a bike lane and bus stop, and will have pedestrian connections from sidewalks along Unser Boulevard to the west and Summer Ridge Road to the north. These multi-modal transportation options will encourage reduced automobile usage.

Unser Boulevard Design Overlay Zone

Applicant's Response: The sign regulations in the existing Site Plan for Subdivision are more restrictive than those in the Unser Boulevard Design Overlay Zone. Therefore, the more restrictive shall apply. The signage for the proposed development is within the guidelines set forth in the Site Plan.



(D) The applicant must demonstrate that the existing zoning is inappropriate because:

- 1. There was an error when the existing zone map pattern was created; or*
- 2. Changed neighborhood or community conditions justify the change; or*
- 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)1. or (D)2. above do not apply.*

Applicant's Response: (3) A different use category is more advantageous to the community. The proposed zone change is consistent with the mixed-use nature of the existing zone, but with the addition of storage as an allowed use. The proposed development furthers the goals, objectives, and policies of the Comprehensive Plan and West Side Strategic Plan by providing needed services to residents of the West Side, creating a buffer between the existing neighborhood and Unser Boulevard, and minimizing traffic to and from the proposed development.

Approval of this zone change request would allow for the development of a high quality, indoor storage facility on the westside. The subject property is currently vacant and provides minimal benefit to the City. The development of this property will enhance the nearby Unser/McMahon Neighborhood Center by providing nearby residents with needed indoor storage and two additional small scale neighborhood retail establishments.

(E) A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

Applicant's Response: The proposed zone change request will not be harmful to the adjacent property, neighborhood, or community. It will provide for indoor storage and neighborhood retail shops that will be consistent with the needs of surrounding residents. The indoor storage facility has a low frequency of use, attracting minimal traffic. The building will provide a low impact buffer between the heavily travelled Unser Boulevard and the Villa De Villagio neighborhood. One incidental effect that storage can have on the adjacent community is to help "clean-up" neighborhoods. This use provides adjacent residences with the space to be able to park vehicles inside their garages, eliminate personal sheds, remove yard clutter, etc.

(F) A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

- 1. Denied due to lack of capital funds; or*
- 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.*

Applicant's Response: The City will not incur any unprogrammed expenditures as a result of this zone change request and will not be bound to provide capital improvements on any particular schedule. The developer is responsible for the



infrastructure required to serve the project and most of the infrastructure is existing.

(G) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Applicant's Response: The cost of land or other economic considerations are not the primary factor for this request.

(H) Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

Applicant's Response: The site is located on Unser Boulevard, but access to the site is from Summer Ridge Road. Location on a collector or major street is not being used to justify this request, however, it does implement the intent of the existing Site Plan for Subdivision to have retail adjacent to Unser Boulevard. The site is located in an area of the City that is in need of indoor storage and retail space.

(I) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

- 1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or*
- 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.*

Applicant's Response: The proposed request would not create a spot zone. The property is proposed to be zoned Special Use and is surrounded by SU-1 zoning to the east, south, and west. Similar service and commercial uses are located to the west and south of the subject property. The development will be mixed-use and will increase the concentration of development in the area.

(J) A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

- 1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and*
- 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.*



PLANNING

CONSENSUS

Applicant's Response: The proposed zone change is not considered "strip zoning" due to the size and location of the site. The development will be mixed-use and will increase the concentration of development in the area.

Conclusion

We respectfully request approval of this Zone Map Amendment, Site Development Plan for Building Permit, and Amendment to the existing Site Plan for Subdivision to allow for the development of a self-contained, climate controlled storage building with retail shops along a portion of the western side of the structure. If you have any questions, please contact me at (505) 764-9801 or cp@consensusplanning.com.

Sincerely,

A handwritten signature in black ink, appearing to read "James K. Strozier", written over a circular stamp or seal.

James K. Strozier, AICP
Principal

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

January 14, 2016

Salvator Perdomo
Consensus Planning Inc.
302 8th St. NW/87102
Phone: 505-764-9801/ Fax: 505-842-5495
E-mail: perdomo@consensusplanning.com

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Dear Salvator:

Thank you for your inquiry of **January 14, 2016** requesting the names of **ALL Neighborhood and/or Homeowners Associations** who would be affected under the provisions of O-92 by your proposed project at **(EPC SUBMITTAL) VILLAGE CENTER NORTH SUBDIVISION; LOT A1 & C LOCATED ON SUMMER RIDGE RD. BETWEEN UNSER BLVD. AND PINNACLE PEAK DR. zone map A-11.**

Our records indicate that the **ALL Neighborhood and/or Homeowners Associations** affected by this proposal and the contact names are as follows:

SEE ATTACHMENT “A” FOR THE NAMES OF THE NA/HOA’S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and “Attachment A” to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA’s.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at dlcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

☒ **ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**

☐ The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.

☒ **Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.**

☒ **Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Dalaina at 924-3906 or via an e-mail message at dlcarmona@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 1/14/16 Time Entered: 3:16 p.m. ONC Rep. Initials: DC

ATTACHMENT "A"

January 14, 2016

Salvator Perdomo
Consensus Planning Inc.
302 8th St. NW/87102
Phone: 505-764-9801/ Fax: 505-842-5495
E-mail: perdomo@consensusplanning.com

VILLA DE VILLAGIO H.O.A. (VDV)

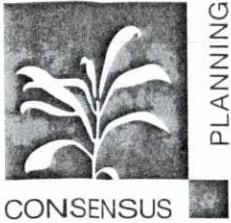
***Marie Barron**

5619 Saturnia Rd. NW/87114 272-6433 (w)
Jennifer Gallegos
10840 Vicenza Dr. NW/87114 917-9570 (h)

NEIGHBORHOOD COALITIONS

WESTSIDE COALITION OF N.A.'S

***Gerald C. (Jerry) Worrall**, 1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c)
Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) 221-4003 (c)



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Ms. Marie Barron
Villa De Villagio Homeowner's Association
5619 Saturnia Rd. NW
Albuquerque, NM 87114

typical

Dear Ms. Barron:

The purpose of this letter is to inform you and the Villa Del Villagio Homeowner's Association that we have submitted a request to the Environmental Planning Commission (EPC) for a Zone Map Amendment, amendment to an existing Site Plan for Subdivision, and Site Development Plan for Building Permit. The request is for a 2.6 acre property located on the southeast corner of Unser Boulevard and Summer Ridge Road.

The request is to rezone the property from SU-1 for Mixed Uses – C-1 and O-1 uses to SU-1 for Mixed Uses for C-1, O-1, and Storage to allow for the construction of a high-quality, indoor climate controlled storage building with retail stores and the office fronting Unser Boulevard. The building is designed to comply with the existing Unser/McMahon Village Center North Site Plan for Subdivision, which places strict regulations on site design within the plan area.

The EPC hearing will be located in the basement of the Plaza del Sol Building at 600 North 2nd Street at 8:30 am on March 10, 2016. We have included the Site and Landscape Plan for your review. If you have any questions or would like to schedule a meeting, please contact me at (505) 764-9801.

Sincerely,

Signature of James K. Strozier for James Strozier

James K. Strozier, AICP
Principal at Consensus Planning

Attached: Zone Atlas Page Z-11, Site Plan, and Landscape Plan

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA

7012 1640 0001 8697 5959

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$1.20
	\$7.45



Sent To

Gerald C. Woreau

Street, Apt. No.,
or PO Box No.

1039 Pinguino Pl NW

City, State, ZIP+4

ABQ NM 87120

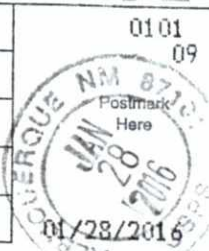
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See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$1.20
	\$7.45



Sent To

MARIE BARRON

Street, Apt. No.,
or PO Box No.

5619 Saturnia Rd NW

City, State, ZIP+4

ABQ NM 87114

PS Form 3800, August 2006

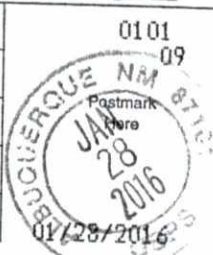
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Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$1.20
	\$7.45



Sent To

JENNIFER GALEGOS

Street, Apt. No.,
or PO Box No.

10840 VIRENZA DR NW

City, State, ZIP+4

ABQ NM 87114

PS Form 3800, August 2006

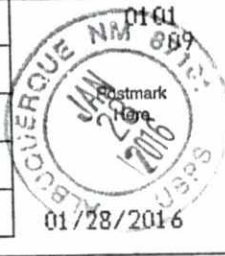
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Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$1.20
	\$7.45



Sent To

HARRY HENDRIKSON

Street, Apt. No.,
or PO Box No.

10592 Rio Del Sol Ct NW

City, State, ZIP+4

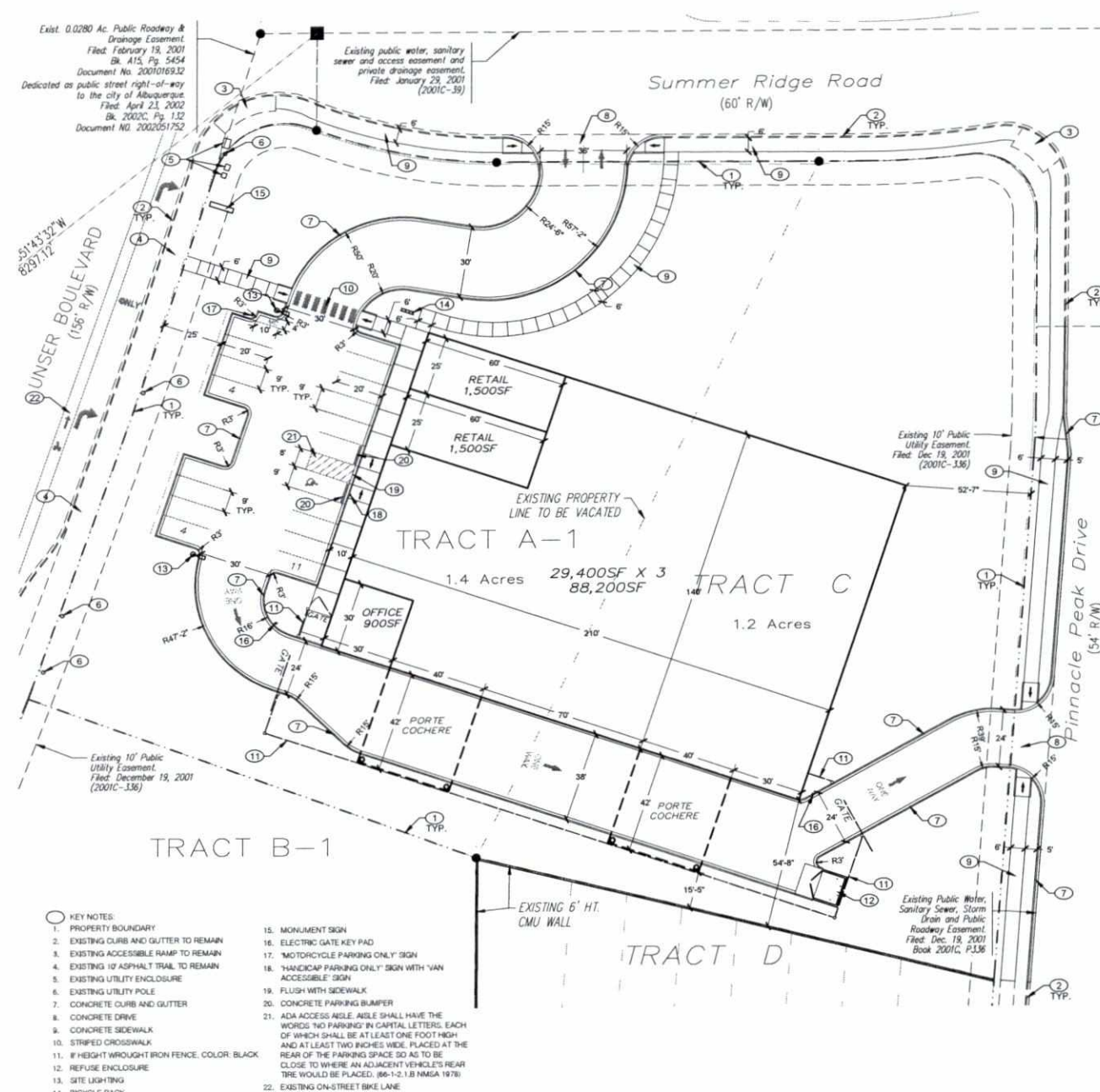
ABQ NM 87114

PS Form 3800, August 2006

See Reverse for Instructions

SITE PLAN REDUCTIONS

Exist. 0.0280 Ac. Public Roadway & Drainage Easement
Filed: February 19, 2001
Bk. A15, Pg. 5454
Document No. 2001016932
Dedicated as public street right-of-way to the city of Albuquerque
Filed: April 21, 2002
Bk. 2001C, Pg. 112
Document No. 2002051752



SITE DATA:
LEGAL DESCRIPTION: TRACTS A-1 & C VILLAGE CENTER NORTH

SITE AREA: 2.8 AC.

PROPOSED LAND USE: 3-STORY BUILDING FOR STORAGE AND RETAIL USES AS PERMITTED IN THE S.U.-1 FOR C-1, O-1 AND INDOOR STORAGE USES WHICH ALLOWS PERMISSIVE AND CONDITIONAL USES, STORAGE FACILITY TO PROHIBIT THE IMPROPER STORAGE OF HAZARDOUS, EXPLOSIVE OR ILLEGAL MATERIALS.

BUILDING AREA: 88,200 SF

MAXIMUM BUILDING HEIGHT: 38 FEET.

PARKING REQUIREMENTS:
STORAGE BUILDING. PARKING HAS BEEN DETERMINED BY NEEDS OF THIS FACILITY. ONE EMPLOYEE AND NO PERMANENT OCCUPANTS CONSTITUTES THE NEED FOR ONLY 4 REGULAR SPACES.

RETAIL: 1 SPACE PER 200 SQUARE FEET

TOTAL PARKING REQUIRED:	19
TOTAL PROVIDED PARKING:	19
HANDICAPPED REQUIRED:	1
HANDICAPPED PROVIDED:	1
MOTORCYCLE PARKING REQUIRED:	1
MOTORCYCLE PARKING PROVIDED:	1
BICYCLE REQUIRED:	1
BICYCLE PROVIDED:	4

TRANSIT: BUS ROUTE 155 (COORDS). THE BUS STOPS ARE LOCATED DIRECTLY ACROSS UNSER BLVD AND APPROXIMATELY 200' TO THE NORTH FROM THE SITE.

GENERAL NOTES:

- ALL LIGHTING SHALL COMPLY WITH THE CITY COMPREHENSIVE ZONING CODE OF §14-16-3-9 AREA REGULATIONS. PARKING LOT SITE LIGHTING SHALL BE A MAXIMUM 20 FEET AND COMPLY WITH THE UNSER/McMAHON VILLAGE CENTER NORTH SITE PLAN FOR SUBDIVISION.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
- RAINWATER HARVESTING MEASURES, SUCH AS CURB CUTS, SHALL BE PROVIDED. SEE GRADING/DRAINAGE SHEET.
- ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
- FM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT. CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRIC SERVICE CONNECTION.
- ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS, AND CURB AND GUTTER SHALL BE BUILT PER C.D.A. STANDARD DRAWINGS: SIDEWALK (243Q), RAMPS (244Q), CURB CUTS (242Q), CURB AND GUTTER (241TA).
- CLEAR SIGHT DISTANCE: LANDSCAPING AND STORAGE WALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER FAN) WILL NOT BE ALLOWED IN THIS AREA (SEE LANDSCAPE PLAN, SHEET 2, FOR SIGHT TRIANGLE).

VICINITY MAP



PROJECT NUMBER:
Application Number

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated [] and the Findings and Conditions, in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

GUARDIAN STORAGE - Unser & McMahon

SITE PLAN

Prepared For:
Guardian Storage
9221 Eagle Ranch Rd NW
Albuquerque, NM 87114

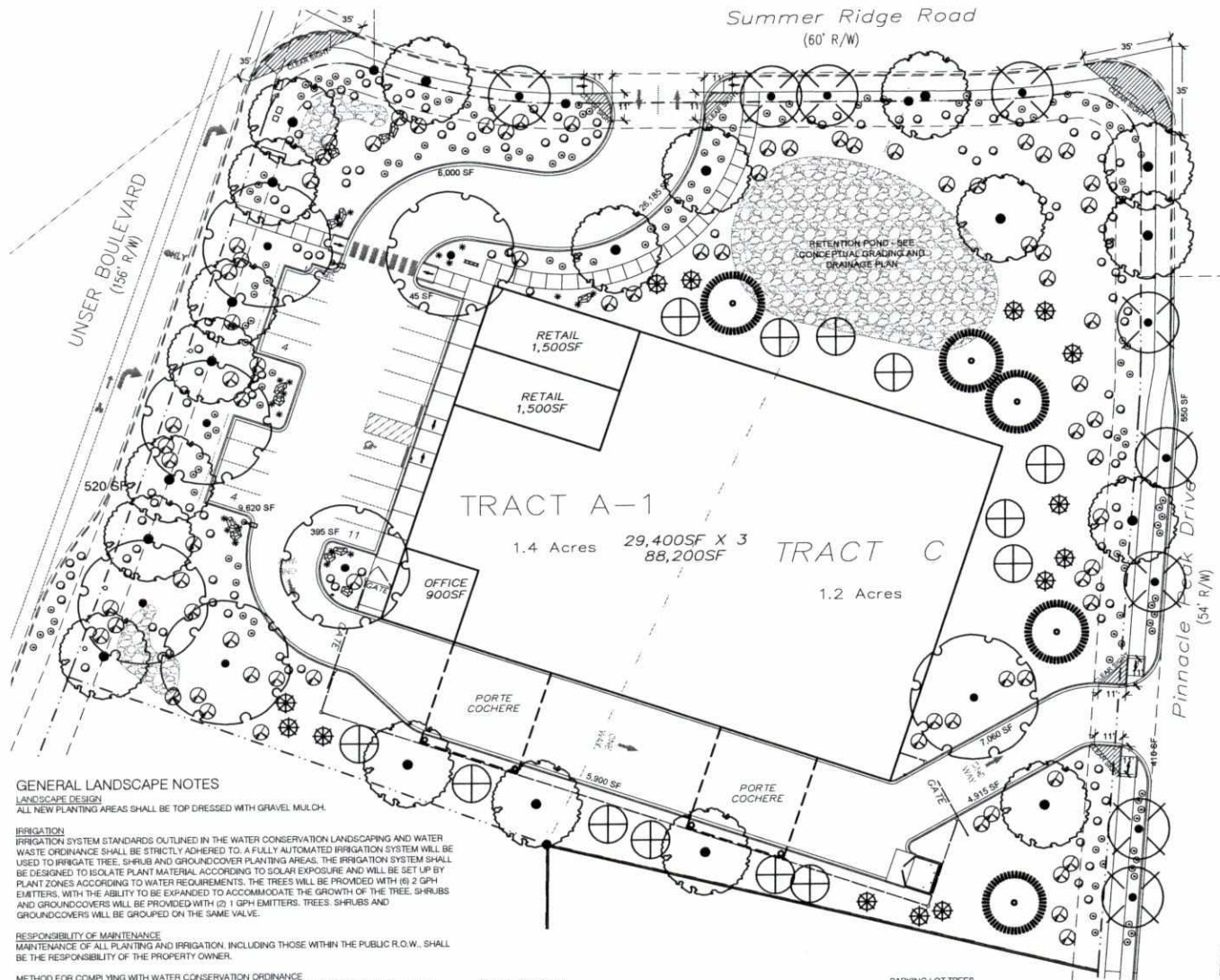
Scale: 1" = 20'
NORTH
10 0 20 40

February 25, 2016

Prepared By:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Hult-Zollars
333 Rio Rancho Blvd., Suite 101
Rio Rancho, NM 87124

SHEET 1 OF 6



GENERAL LANDSCAPE NOTES

LANDSCAPE DESIGN
ALL NEW PLANTING AREAS SHALL BE TOP DRESSED WITH GRAVEL MULCH.

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (1) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE, SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PHM COORDINATION
COORDINATION WITH PHM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

WATER HARVESTING
SEE GRADING AND DRAINAGE PLAN FOR STRATEGY TO CAPTURE THE FIRST 44" OF FIRST FLUSH RAINFALL.

LANDSCAPE AREA COVERAGE
TOTAL SITE AREA (2.8 AC):
BUILDING AREA:
NET AREA:

113,256 SF
28,400 SF
83,856 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 12,576 SF (75%)
PROVIDED LANDSCAPE AREA: 61,600 SF (73%)

LANDSCAPE LIVE VEGETATIVE COVERAGE

LANDSCAPE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE LIVE VEGETATIVE MATERIAL COVERING 75% OF THE REQUIRED LANDSCAPE AREA.
REQUIRED LIVE VEGETATIVE COVERAGE AREA: 9,434 SF (75%)
PROVIDED LIVE VEGETATIVE COVERAGE AREA: 9,725 SF (77%)

PARKING LOT TREES

19 PARKING SPACES ARE PROVIDED. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

PARKING LOT TREES REQUIRED: 2
PARKING LOT TREES PROVIDED: 2

STREET TREES

STREET TREES SHALL BE PROVIDED ALONG UNSER BOULEVARD AT 1 TREE PER 25' TO COMPLY WITH THE UNSER/McMAHON VILLAGE CENTER NORTH SITE PLAN FOR SUBDIVISION. UNSER BOULEVARD FRONTAGE IS 235'.

STREET TREES REQUIRED: 10 TREES
STREET TREES PROVIDED: 10 TREES

SUMMER RIDGE ROAD AND PINNACLE PEAK DRIVE ARE LOCAL ROADS AND DO NOT REQUIRE STREET TREES

NOTE: THE STREET TREES ALONG UNSER BOULEVARD HAVE BEEN ADJUSTED TO RESPOND TO THE EXISTING POWER LINES AND PHM COMMENTS.

PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE	WATER USE
TREES					
9		ACER TARTARICUM 'HOT WINGS' HOT WINGS MAPLE	2" B&B	10' HT. X 4" SPR. 20' HT. X 24" SPR.	MED
19		FRAXINUS PENNSYLVANICA 'URBANITE' URBANITE ASH	2.5" B&B	10' HT. X 6" SPR. 30' HT. X 30" SPR.	LOW
7		QUERCUS LAEVOLENTES HONEY LOCUST	2" B&B	10' HT. X 6" SPR. 60' HT. X 50" SPR.	MED
15		JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET ROCKY MTH. JUNIPER	B&B	10' MIN HT. 20' HT. X 5" SPR.	MED
13		QUERCUS ROBUR X Q. ALBA 'CRIMSON MID' CRIMSON SPRIE OAK	2" B&B	10' HT. X 4" SPR. 45' HT. X 15" SPR.	MED
5		PINUS NIGRA AUSTRIAN PINE	B&B	6' MIN HT. 35' HT. X 25" SPR.	MED
LARGE SHRUBS					
		BACCHARIS SAPOTHIROIDES DESERT BROOM	5-GAL.	6" O.C. 6' HT. X 6" SPR.	LOW
		ELAEAGNUS FUMIGENS SILVERBERRY	5-GAL.	6" O.C. 6' HT. X 10" SPR.	MED.
		PEROVSKIA ATRIPLEXIFOLIA RUSSIAN SAGE	5-GAL.	6" O.C. 4' HT. X 5" SPR.	LOW
		SYRINGA SPP. LILAC	5-GAL.	6" O.C. 6' HT. X 5" SPR.	MED
MEDIUM SHRUBS					
		LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	1-GAL.	3" O.C. 3' HT. X 3" SPR.	MED
		CALAMAGROSTIS A. 'KARL FOERSTER' KARL FOERSTER REED GRASS	1-GAL.	2" O.C. 4' HT. X 2" SPR.	MED
		MULHENBERGIA CAPILLARIS REGAL MIST	1-GAL.	3" O.C. 3' HT. X 3" SPR.	MED
		POTENTILLA FRUTICOSA SHRUBBY CINQUEFOIL	1-GAL.	3" O.C. 3' HT. X 3" SPR.	LOW+
		RHAPHIDOLEPS INDICA INDIA HAWTHORN	5-GAL.	6" O.C. 3' HT. X 3" SPR.	MED
SMALL SHRUBS & GROUNDCOVERS					
		VINCA MAJOR GIANT PERIWINKLE	1-GAL.	4" O.C. 2' HT. X 4" SPR.	MED
		NANDINA DOMESTICA 'COMPACTA' COMPACT NANDINA	1-GAL.	2" O.C. 2' HT. X 2" SPR.	MED
		PHYLLOSTACHYS 'AUTUMN AUBER' CREEPING THREE-LEAF SUMAC	1-GAL.	4" O.C. 2' HT. X 4" SPR.	LOW+
		ZEALANDIA CALIFORNICA HUMMINGBIRD PLANT	1-GAL.	3" O.C. 2' HT. X 3" SPR.	LOW
DESERT ACCENTS					
		DASYLIRION WHEELER SOTOL	5-GAL.	4" O.C. 4' HT. X 4" SPR.	LOW
BOULDERS, MULCHES, AND TURF					
		MOSS ROCK BOULDERS (10X1 MIN)			
		3/8" - 1 1/4" GRAVEL MULCH, COLOR: AMARETTO BROWN OR EQUIVALENT (3" DEPTH OVER WEED CONTROL FABRIC)			
		1 1/4" COBBLE STONE, COLOR: BLUE SAIS OR EQUIVALENT (6" DEPTH OVER WEED CONTROL FABRIC)			

GUARDIAN STORAGE - Unser & McMahon

LANDSCAPE PLAN

Prepared For:
Guardian Storage
9221 Eagle Ranch Rd. NW
Albuquerque, NM 87114

Scale: 1" = 20'

February 25, 2016

Prepared By:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Holt-Zollars
333 Rio Rancho Blvd., Suite 101
Rio Rancho, NM 87124

SHEET 2 OF 6

RIDGEVIEW SUBDIVISION UNIT 1

FILED: JUNE 20, 2001
(BK. 2001C, PG. 172)

FILED: 2001C, PG. 172
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Document No. 3500100104H
Submitted to: City of Albuquerque
Date: 1/28/16
Drawing No. 1/28/16

Summer Ridge Road
(60' R/W)

EXISTING PROPERTY
LINE TO BE VACATED

TEMPORARY
RETENTION FOR
LANDSCAPE AND
ROOF WATER

TRACT A-1

TRACT C

TRACT B-1

TRACT D

TRACT E

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT Q

TRACT R

TRACT S

TRACT T

S.O. 19 REQUIREMENTS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK IN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE SAME TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

ENGINEER'S CERTIFICATION

I PERSONALLY INSPECTED THIS SITE AND NO GRADING, FILLING, OR EXCAVATION HAS OCCURRED SINCE THE PREPARATION OF THE TOPOGRAPHY SHOWN ON THIS PLAN.

FLOOD ZONE

PER THE FEMA MAP NUMBER 3500100104H DATED AUGUST 16, 2012, THE SITE IS NOT LOCATED WITHIN FLOOD HAZARD ZONE AREA.

APPROVALS	NAME	DATE
A.C.E. DESIGN		
INSPECTOR		
A.C.E. FIELD		

SITE DATA

LEGAL DESCRIPTION: TRACTS A-1 & C VILLAGE CENTER NORTH

SITE AREA: 2.8 AC.

PROPOSED LAND USE: 3-STORY BUILDING FOR STORAGE AND RETAIL USES AS PERMITTED IN THE SA-1 FOR C-1 USES WHICH ALLOWS PERMISSIVE AND CONDITIONAL USES. STORAGE FACILITY TO PROHIBIT THE IMPROPER STORAGE OF HAZARDOUS, EXPLOSIVE OR ILLEGAL MATERIALS.

VICINITY MAP



GENERAL LEGEND

EXISTING CONTOUR

PROPOSED SPOT ELEVATION
ADD 5000 TO SPOT ELEVATIONS

TOP OF ASPHALT

TOP BACK OF CURB

FLOWLINE ELEVATION

TOP OF SIDEWALK

36.3

TA

TC

FL

TOC

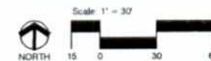
GUARDIAN STORAGE Unser & McMahon

CONCEPTUAL GRADING AND DRAINAGE PLAN

Prepared For:
Guardian Storage
9221 Eagle Ranch Rd. NW
Albuquerque, NM 87114

Prepared By:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

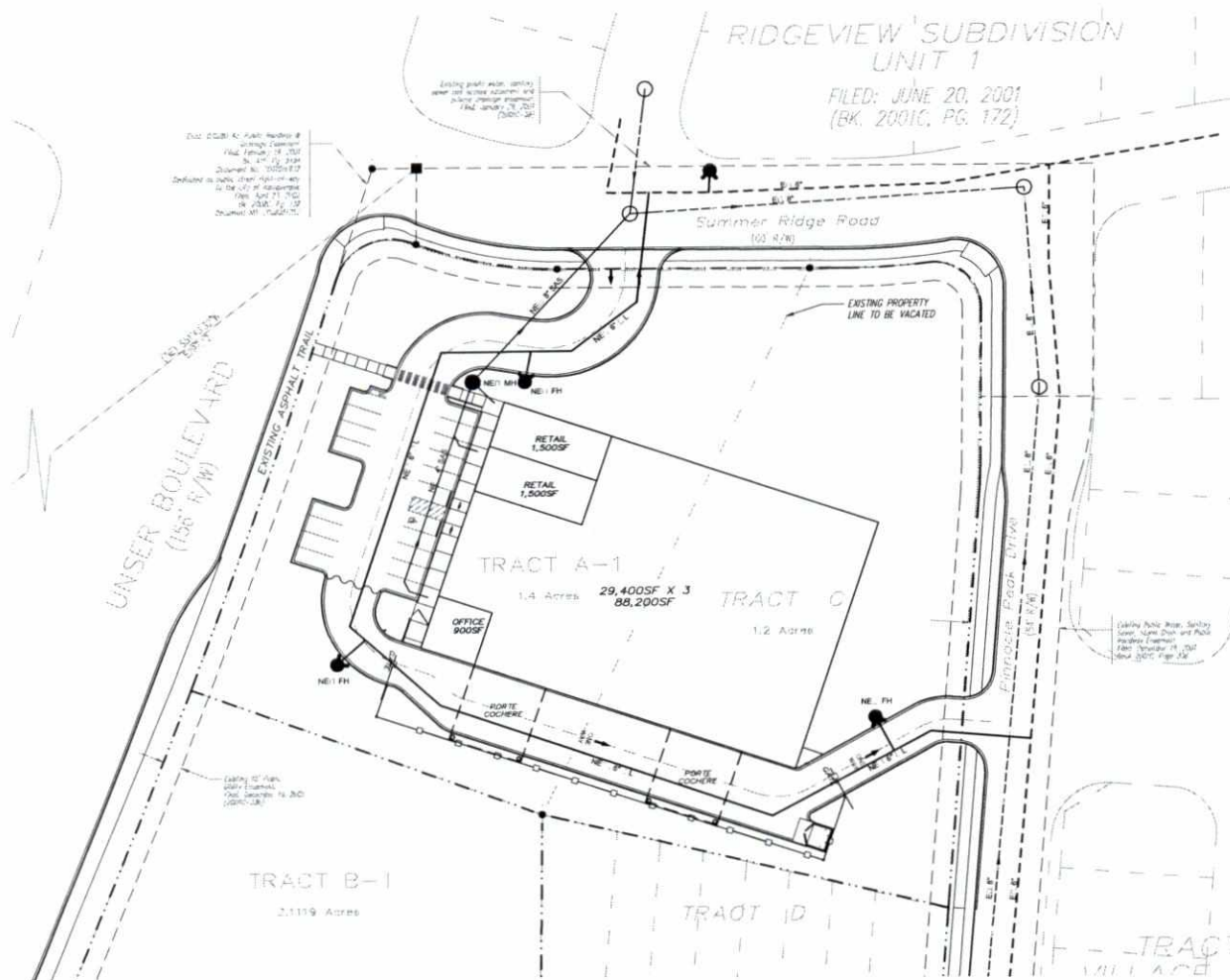
Designed By
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87133
Phone (505) 892-5141 Fax (505) 892-3259



January 28, 2016

Huitt-Zollars
333 Rio Rancho Blvd., Suite 101
Rio Rancho, NM 87124

Sheet 3 of 6



VICINITY MAP



GUARDIAN STORAGE Unser & McMahon

CONCEPTUAL UTILITY PLAN

Designed By
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Prepared For
Guardian Storage
9221 Eagle Ranch Rd. NW
Albuquerque, NM 87114

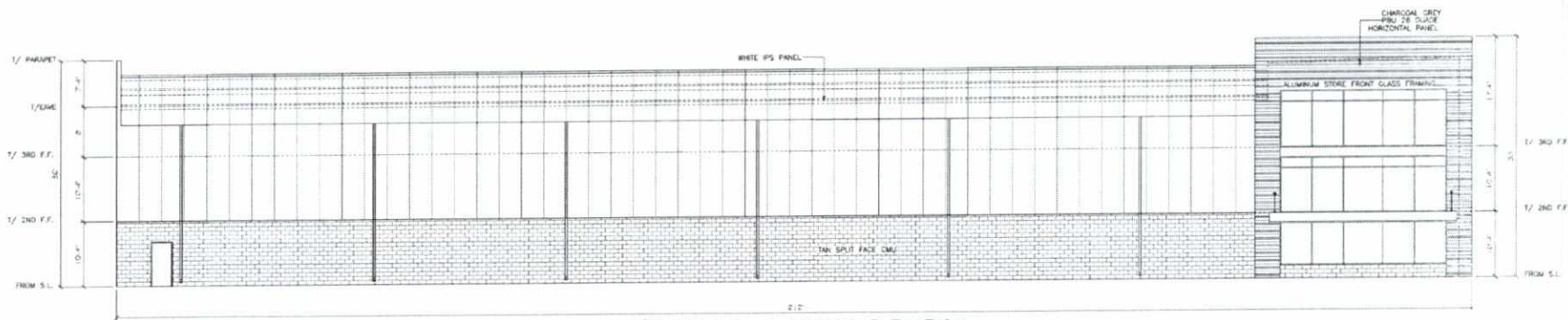
Prepared By
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Scale: 1" = 30'
NORTH 15 0 30 60

January 28, 2016

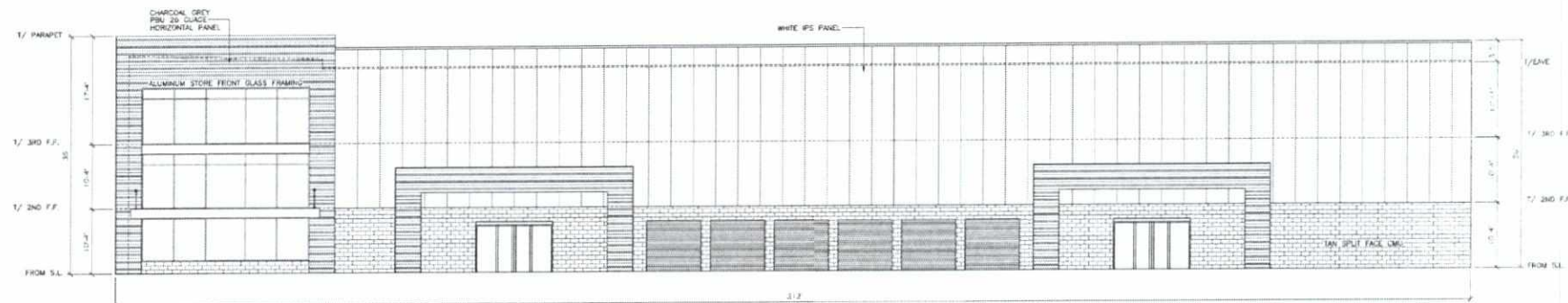
Huitt-Zollars
333 Rio Rancho Blvd., Suite 101
Rio Rancho, NM 87124

Sheet 4 of 6



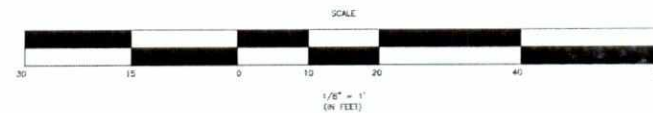
STRUCTURE A NORTH ELEVATION

SCALE: 1/8" = 1'

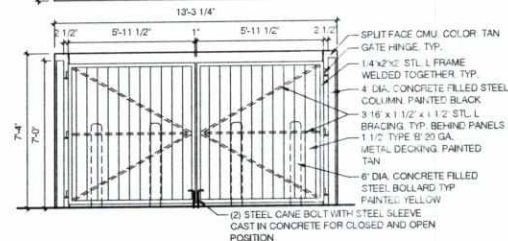
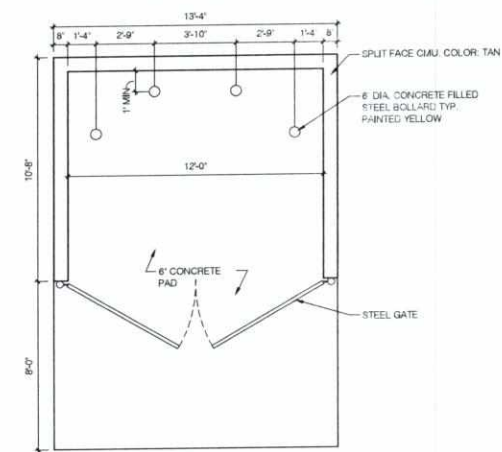


STRUCTURE A SOUTH ELEVATION

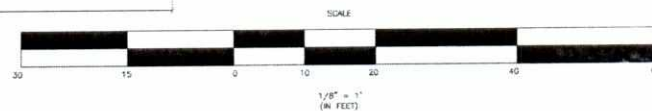
SCALE: 1/8" = 1'



NOTE:
ALL DIMENSIONS MUST BE VERIFIED
BY CERTIFIED CIVIL ENGINEER



SCALE 3/8" = 1'-0"



SHEET 6 OF 6

ELV-2